

**Buffalo Township Planning Commission
May 2024 Minutes**

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The Buffalo Township Planning Commission held their regular monthly meeting on Tuesday, May 28, 2024 at 7:00 PM at the Buffalo Township Municipal Building, 2115 Strickler Road, Mifflinburg, PA.

Present:

Douglas Hovey, Chairman
John Zechman, Vice Chairman
Gerald Franzen
William Seigel
Mark Wehr
Tammy Wagner, Secretary

Absent:

Alan Ard
James Brubaker
John David Martin
Kenneth Mitstifer

Guests:

Nathaniel Gearhart
Jeff Norton
Jeremiah Martin

1. Call To Order

Chairman Hovey called the meeting to order followed by the Pledge of Allegiance to the American Flag.

2. Visitors

No Comments.

3. Approve Minutes – April 2024

**William Seigel made a motion, seconded by John Zechman to approve the April 25, 2024 minutes.
Motion passed unanimously.**

4. Zoning Administrator’s Report – April 2024

No Comments.

5. Subdivision and Land Development

a. The following projects will be monitored for stormwater improvements:

- Timothy N. Turner, 5 lot Subd., Church Rd.*
- A+ Office Outlet Land Development, Old Turnpike Rd.*
- Wildwood Rustics, Turkey Run Rd.*
- Mark Bender As Land Development, Church Rd.*
- Luke Hoover Ag Operation, Furnace Rd.*
- Fairfield Prospects (Pik-Rite Parking Lot), Fairfield Rd.*

b. Jeremiah Martin Ag Operation, 347 Young Rd., 48 X 500 ft poultry Barn, Infiltration Basin and multiple swales included, Agricultural District.

Plan Filed: March 25, 2024
90 Day Clock Started: March 25, 2024
90 Day Deadline: June 23, 2024

**Gerald Franzen made a motion, seconded by John Zechman to grant conditional approval pending notarization of all plan copies, full execution of signatures, Storm Water Agreement and Improvement Guarantee by the Solicitor, and review of plans by Douglas Hovey. The motion also included the granting of two waivers: 1) A combined preliminary/final plan. 2) The use of a 1”=150’ plan scale on sheet 3.
Motion passed unanimously.**

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- c. **Pennsylvania American Water Company, Lot#1 70.374 acres located int White Deer Township, Lot #2 41.268 acres located in Buffalo Township with access from Hook Lane, Public Land Preservation District.**

Plan Filed: April 12, 2024
90 Day Clock Started: April 29, 2024
90 Day Deadline: July 28, 2024
No new status.

- d. **Jeff P. & Gretchen R. Norton, 1.763-acre add-on to 1161 Black Run Rd., 405 Johnson Mill Rd., Agricultural District.**

Digital Copy Filed: April 23, 2024
90 Day Clock Started: April 29, 2024 (if plan officially filed)
90 Day Deadline: July 28, 2024

**William Seigel made a motion, seconded by Mark Wehr to grant conditional approval pending updated plans to show right of way and number correction, Certificate of Ownership.
Motion passed unanimously.**

6. Old Business

- a. **Meeting dates for 2024:**

Jan 29	Feb 26	Mar 25	Apr 29	May 28 (Tues)	Jun 24
Jul 29	Aug 26	Sep 30	Oct 28	Nov 25	Dec - N/A

7. New Business

8. Adjourn

**William Seigel made a motion, seconded by John Zechman to adjourn the meeting.
Motion passed unanimously.**

Respectfully Submitted

Tammy Wagner
Planning Commission Secretary