

**Buffalo Township Planning Commission
June 2024 Minutes**

The Buffalo Township Planning Commission held their regular monthly meeting on Monday, June 24, 2024 at 7:00 PM at the Buffalo Township Municipal Building, 2115 Strickler Road, Mifflinburg, PA.

Present:

Douglas Hovey, Chairman
John Zechman, Vice Chairman
James Brubaker
John David Martin
Gerald Franzen
Mark Wehr
Tammy Wagner, Secretary

Absent:

Alan Ard
Kenneth Mitstifer
William Seigel

Guests:

Alan Wagner
Michael Noll

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 – May 2024

**Mark Wehr made a motion, seconded by Gerald Franzen to approve the May, 2024 minutes.
Motion passed unanimously.**

4. Zoning Administrator’s Report – May 2024-

There was discussion with regard to Zoning at Logan Stoltzfus’ property. It was noted that there are business vehicles parked there which are not Agriculture related and do not belong to the Stoltzfus’. Doug Hovey agreed to investigate further.

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. Steven J. & Cindy S. Wagner, 0.202-acre add-on to 228 WH Troup Rd., taken from 224 WH Troup Rd., Rural Residential District.

Plan Filed: June 17, 2024
90 Day Clock Started: June 24, 2024
90 Day Deadline: Sept 22, 2024

**James Brubaker made a motion, seconded by John David Martin to grant conditional approval subject to Certificate of Ownership.
Motion passed unanimously.**

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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

Michael Noll addressed the Board regarding the proposed Tractor Supply plans. He was told that there will be Zoning Hearing on July 8, 2024 to address the requested Zoning Variance. He also inquired about his request for a Zoning Map Amendment to change a portion of his property from Agriculture to Urban Fringe. The Supervisors will need to hold a Public Meeting after the Solicitor advises regarding his request.

8. Adjourn

John David Martin made a motion, seconded by John Zechman to adjourn the meeting.

Motion passed unanimously.

Respectfully Submitted

Tammy Wagner
Planning Commission Secretary