

**Buffalo Township Planning Commission
August 2024 Minutes**

The Buffalo Township Planning Commission held their regular monthly meeting on Monday, August 26, 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
Gerald Franzen
William Seigel
Tammy Wagner, Secretary

Absent:

Alan Ard
John David Martin
Kenneth Mitstifer
Mark Wehr

Guests:

Alan Wagner
Jim Grose
Charles Axtman
Nick Urbanowicz
Samuel Dudley
Joel Reiff

There were 6 Residents in attendance.

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 – June 2024

James Brubaker made a motion, seconded by William Seigel to approve the June, 2024 minutes, with a corrected date under New Business.

Motion passed unanimously.

4. Zoning Administrator’s Reports – June 2024 and July 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 Ag Land Development, Church Rd.*
- Luke Hoover Ag Operation, Furnace Rd.*
- Fairfield Prospects (Pik-Rite Parking Lot), Fairfield Rd.*
- Jeremiah Martin Ag Operation, Young Rd.*

b. Michael A. & Jamie M. Noll, 0.84-acre add-on subdivision, 8355 Old Turnpike Rd., Urban Fringe District.

Plan Filed: August 5, 2024
90 Day Clock Started: August 26, 2024
90 Day Deadline: November 24, 2024

William Seigel made a motion, seconded by Gerald Franzen to grant conditional approval pending signatures by the UCPC and for the Owner’s Certificate of Ownership.

Motion passed unanimously.

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- c. Taylor’s Garage Land Development, 3,800 ft² addition to existing building, 147 Campbells Mill Rd., Urban Fringe District**

Plan Filed: August 9, 2024
90 Day Clock Started: August 26, 2024
90 Day Deadline: November 24, 2024

James Brubaker made a motion, seconded by John Zechman to grant conditional approval pending receipt of application and review fee, corrections to certain symbols on the plan, and the following §307 requirements be completed: (1)(b) & (c) plans dated, sealed or signed; (1)(e) add a tract map; (1)(i) a note should be provided detailing the regulatory flood elevation and elevation variance; (1)(q) signatures by the UCPC and for the Owner’s Certificate of Ownership, and (2)(f) show septic system and well location.

Motion passed unanimously.

- d. Jacob A. Riehl, Jr. and Vera E. Riehl, 3 lot Minor Subdivision, 257 Cedar Drive, Commercial Manufacturing District.**

Plan Filed: August 20, 2024
90 Day Clock Started: August 26, 2024
90 Day Deadline: November 24, 2024

William Seigel made a motion, seconded by John Zechman to grant conditional approval pending signatures by the UCPC, Certificate of Ownership, a shared driveway maintenance and use agreement and DEP Sewer Module.

Motion passed unanimously.

- e. Alvin F. Yoder and Annie A. Yoder, 4 lot Minor Subdivision, Lot 1 - 2.000 acres, Lot 2 - 2.000 acres, Lot 3 – 2.000 acres and Lot 4 – 10.183 acres, Beaver Run Road, Agriculture District.**

Plan Filed: August 20, 2024
90 Day Clock Started: August 26, 2024
90 Day Deadline: November 24, 2024

William Seigel made a motion, seconded by James Brubaker to grant conditional approval pending signatures by the UCPC, Certificate of Ownership, PennDOT Driveway permit or Highway Occupancy Permit notation and DEP Sewer Module.

Motion passed unanimously.

- f. Joseph Z. and Heidi A. Hoover Layer Houses, Land Development Plan with two 48 x 572 ft. poultry barns, 2098 Beaver Run Rd, Agriculture District.**

Plan Filed: August 23, 2024
90 Day Clock Started: August 26, 2024
90 Day Deadline: November 24, 2024

Charles Axtman presented plans for the Joe Hoover Layer Houses on Beaver Run Rd. The plans will be reviewed for the September BTPC meeting.

6. Old Business

- a. Meeting dates for 2024:**

Jan 29 Feb 26 Mar 25 Apr 29 May 28 (Tues) Jun 24

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Jul 29 Aug 26 Sep 30 Oct 28 Nov 25 Dec - N/A

7. New Business

- a. Review by BTPC of Zoning Map Amendment Request by Michael A. & Jamie M. Noll

John Zechman made a motion, seconded by William Seigel to recommend to the Board of Supervisors to consider Part 1 and not Part 2.

Motion passed unanimously.

- b. Zoning Officer Update

Douglas Hovey announced that he is retiring from his Zoning Officer Position and that the Board of Supervisors has decided to use the Central Keystone Council of Governments (CK COG), Thomas MacDonald. Douglas will remain Chairman of the Planning Commission. Douglas was commended for his hard work and dedication. His decision to remain with the Planning Commission was well received and greatly appreciated by all.

- c. Other

William Seigel reported that there was a response from the County Commissioners and that another letter was subsequently sent to the Commissioners and the Rail Trail Authority expressing the Supervisor's want for an appointment to the Authority of a Buffalo Township Resident with farm land bordering the Trail. They also noted the hazards at the Rail Trail Crossings at Township Roads. As a result, there was a meeting with Shawn McGlaughlin, Township Supervisor Chairman, Paul Haines and William Seigel. Mr. McGlaughlin will attend a Buffalo Township Supervisor Meeting or Work Session with a response from the Rail Train Authority.

The Planning Commission will suggest that the Supervisors recommend James Brubaker for appointment to the Rail Trail Authority.

8. Adjourn

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

Respectfully Submitted

Tammy Wagner
Planning Commission Secretary