

**Buffalo Township Planning Commission  
September 2024 Minutes**

The Buffalo Township Planning Commission held their regular monthly meeting on Monday, September 30, 2024 at 7:00 PM at the Buffalo Township Municipal Building, 2115 Strickler Road, Mifflinburg, PA.

**Present:**

Douglas Hovey, Chairman  
Alan Ard  
James Brubaker  
Gerald Franzen  
Kenneth Mitstifer  
William Seigel  
Mark Wehr  
Tammy Wagner, Secretary

**Absent:**

John David Martin  
John Zechman

**Guests:**

Charles Axtman  
Nathaniel Gearhart  
Nick Urbanowicz  
Sarah Ritsema

There were 5 Residents in attendance.

**1. Call To Order**

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

Chairman Hovey introduced and welcomed the new Zoning Officer, David Hines from Central Keystone Council of Governments.

**2. Visitors**

No Comments.

**3. Approve Minutes – August 2024**

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

**Motion passed unanimously.**

**4. Zoning Administrator’s Reports – August 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., project inspected – file closed.*
- 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.**

Status: Conditional approval granted August 26, 2024, conditions met, plans signed, file closed.

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- c. Taylor’s Garage Land Development, 3,800 ft<sup>2</sup> 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  
Status: Conditional approval granted August 26, 2024, conditions not yet met.

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

Status: Conditional approval granted August 26, 2024, conditions met, plans signed, file closed.

- 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  
Status: Conditional approval granted August 26, 2024, conditions not yet met.

- 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

**Alan Ard made a motion, seconded by Kenneth Mitstifer to grant conditional approval pending Stormwater and Improvements Guarantee Agreements and Signatures and Certificate of Ownership. Motion passed unanimously.**

- g. MSP Properties of PA (Mifflinburg Tractor Supply), Land Development Plan for Commercial/Retail Store, Old Turnpike Rd., Urban Fringe District**

Plan Filed: September 3, 2024  
90 Day Clock Started: September 30, 2024  
90 Day Deadline: December 29, 2024  
Status: Stormwater review #1 received\*, revisions have been submitted for review. No status on E&S/NPDES, PennDOT HOP, Township HOP, zoning and DEP sewage module reviews. No approval at this point. Sarah Ritsema and Nick Urbanowicz discussed the status of various aspects of the design for the Mifflinburg Tractor Supply with the Commission including stream setback, stormwater, highway access, sewage plans, site layout, parking, display areas and the use of retaining walls. David Hines presented a zoning officer report indicating zoning compliance. Several members expressed a concern that the site was very crowded given the proposed store size and land area available. No action was taken.

- h. Jeffrey P. & Gretchen R. Norton 1.260 acre one, Minor Subdivision One Lot, 405 Johnson Mill Rd., Agriculture District.**

Plan Filed: September 24, 2024  
90 Day Clock Started: September 30, 2024  
90 Day Deadline: December 29, 2024

**William Seigel made a motion, seconded by Alan Ard to grant conditional approval pending Title Block Change, Zoning Review, Sewer module approval or waiver and 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

- b. William Seigel made a motion, seconded by Gerald Franzen to request that the Supervisors send a letter to the Union County Commissioners and the Rail Trail Authority recommending James Brubaker be appointed to the Rail Trail Authority.**

**Motion passed unanimously with James Brubaker abstaining.**

**7. New Business**

**8. Adjourn**

**James Brubaker made a motion, seconded by William Seigel to adjourn the meeting.**

**Motion passed unanimously.**

Respectfully Submitted

Tammy Wagner  
Planning Commission Secretary