

**Buffalo Township Planning Commission
October 2024 Minutes**

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

Present:

Douglas Hovey, Chairman
John Zechman, Vice Chairmen
James Brubaker
Gerald Franzen
John David Martin
Kenneth Mitstifer
William Seigel
Mark Wehr
Tammy Wagner, Secretary

Absent:

Alan Ard

Guests:

Brian Schultz
Alan Wagner
Nicholas Urbanowicz
Scott Kling
Andy Kling

There were 4 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

Scott and Andy Kling questioned the Commission regarding the permitted uses of the Kuhn's Property (3 lots 2 with multiple buildings and one wooded) on Swartz Road, Zoned Commercial Manufacturing. Specifically, if multiple tenants would be permitted. Leasing is permitted subject to Zoning and Building Code approval.

3. Approve Minutes – September 2024

James Brubaker made a motion, seconded by Kenneth Mitstifer to approve the September, 2024 minutes. Motion passed unanimously.

4. Zoning Administrator's Reports – September 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.*
- Jeremiah Martin Ag Operation, Young Rd.*
- Joseph Z. & Heidi A. Hoover Layer Houses*

b. Alvin F. Yoder & Annie A. Yoder, Revised Plan - 3 lot Minor Subdivision, Lot 1 – 2.000 acres, Lot 2 – 2.000, Lot 3 – 2.000, Beaver Run Rd., Agricultural District.

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

Motion made by William Seigel and seconded by John David Martin to approve the plan. Motion passed unanimously.

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c. Joseph Z. & Heidi A. Hoover Layer Houses, Land Development Plan w/ 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

Status: Conditional approval granted September 30, 2024, all conditions met, plans signed, project will be monitored for stormwater improvements

d. 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

John David Martin made a motion, seconded by Gerald Franzen to grant conditional approval pending NPDES, HOP, Sewer Planning Module, Execution of Improvements Guarantee, Storm Water Agreement and Certificate of Ownership.

After discussion regarding use of 15 of the designated 84 parking spaces to be used for display, three Board Members, William Seigel, James Brubaker and Mark Wehr, wanted to be on record as Opposing. Motion passed 4 in favor, 3 opposing.

e. Jeffrey P. & Gretchen R. Norton, 1.260 acre one lot subdivision, 405 Johnson Mill Rd., Agriculture District.

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

Status: Conditional approval granted September 30, 2024 w/ four conditions. Zoning clearance received 10-1-2024*. Sewage module approval received 10-22-2024*. Notarized plans not yet received.

f. Fairfield Prospects Corp. 2024 Expansion Project, 840 ft² office expansion & two plant expansions of 12,000 ft² and 16,200 ft², 60 Pik Rite Lane, Commercial Manufacturing District.

Plan Filed: October 9, 2024
90 Day Clock Started: October 28, 2024
Day Deadline: January 26, 2024

William Seigel made a motion, seconded by Mark Wehr to grant conditional approval pending NPDES, Execution of Improvements Guarantee, Storm Water Agreement and Certificate of Ownership. The Commission stated they have no objection for developer to proceed, at his own risk, with concrete footers, however, this work is authorized under the building code rather than land development, 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

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.

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7. New Business

None

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