

**Buffalo Township Planning Commission  
November 2024 Minutes**

The Buffalo Township Planning Commission held their regular monthly meeting on Monday, November 25, 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  
Tammy Wagner, Secretary

**Absent:**

Alan Ard  
Mark Wehr

**Guests:**

Hal Thomas  
Alan Wagner  
Ken Estep  
Zane Leister

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**

- a. Township residents with property at 2994 Church Rd, Mifflinburg were present to address the Board with problems at said address. They refused to sign in. After heated discussion they agreed to provide the Buffalo Township Planning Commission with records claimed to have relevance to the water issues they are having at their house, built by Tim Turner. They also agreed to share her body-cam recording of the exchange.
  
- b. Ken Estep and Zane Leister representing Diversified Treatment Options requested completion of 4A Sewer Module form for repair and expansion of an existing Septic System  
**John Zechman made a motion, seconded by William Seigel to authorize Douglas Hovey to complete and sign the 4A Sewage Module Form for Diversified Treatment Options.  
Motion passed unanimously.**

**3. Approve Minutes – October 2024**

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

**4. Zoning and Planning Administrator’s Reports – October 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*

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- b. 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: Nov. 24, 2024  
Status: Plans signed; file closed.

- c. 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 acres, Beaver Run Rd., Agricultural District.**

Plan Filed: August 20, 2024  
90 Day Clock Started: August 26, 2024  
90 Day Deadline: Nov. 24, 2024  
Status: Plan approved October 28, 2024, plans signed, file closed.

- 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  
Status: Conditional approval granted October 28, 2024 subject to NPDES, HOP, Sewer Planning Module, Execution of Improvements Guarantee, Storm Water Agreement and Certificate of Ownership. No new status.

- 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. Condition met, plans signed, file closed

- f. Fairfield Prospects Corp. 2024 Expansion Project, 840 ft<sup>2</sup> office expansion & two plant expansions of 12,000 ft<sup>2</sup> and 16,200 ft<sup>2</sup>, 60 Pik Rite Lane, Commercial Manufacturing District.**

Plan Filed: October 9, 2024  
90 Day Clock Started: October 28, 2024  
90 Day Deadline: January 26, 2024  
Status: Conditional approval granted October 28, 2024 subject to NPDES, Execution of Improvements Guarantee, Storm Water Agreement and Certificate of Ownership. No new status.

- g. Richard L. & Brenda J. Trutt, 4 lot Minor Subdivision (lot 1- 2.86 acres; lot 2 – 4.4464 acres; lot 3 – 5.1873 acres and 6.644 acres residual, lots 1&2 located in Buffalo Twp., lot 3 located in both Buffalo and West Buffalo Twp., residual in West Buffalo Twp. only, 1235 Aikey Hill Rd., Rural Residential District. Note that the West Buffalo Twp. portion of this plan is subject to UCPC approval.**

Plan Filed: November 19, 2024  
90 Day Clock Started: November 25, 2024  
90 Day Deadline: February 23, 2024

**Motion made by William Seigel, seconded by Kenneth Mitstifer to grant conditional approval pending a new set of plans with County Approval Block and Maintenance and Use Agreements.  
Motion passed unanimously.**

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**6. Addendum to the Agenda**

- a. Justin C. and Beth Ann Smith, 0.148 acre add-on subdivision, 1661 Beaver Run Rd., Village District.**

Plan Filed: November 25, 2024  
90 Day Clock Started: November 25, 2024  
90 Day Deadline: February 23, 2025

**Motion made by James Brubaker, seconded by Kenneth Mitstifer to grant conditional approval pending Certificate of Ownership.**

**Motion passed unanimously.**

- b. Alvin H. and Erma S. Zimmerman, 12.822 acre add-on subdivision, Col John Kelly Rd., Agriculture District.**

Plan Filed: November 25, 2024  
90 Day Clock Started: November 25, 2024  
90 Day Deadline: February 23, 2025

**Motion made by James Brubaker, seconded by John Zechman to grant conditional approval pending Certificate of Ownership.**

**Motion passed unanimously.**

**7. 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

**8. New Business**

- a. Meeting dates for 2025:**

Jan 27	Feb 24	Mar 31	Apr 28	May 27 (Tues)	Jun 30
Jul 28	Aug 25	Sept 29	Oct 27	Nov 24	Dec - N/A

**James Brubaker made a motion, seconded by Gerald Franzen to adopt 2025 Meeting Dates to be advertised.**

**Motion passed unanimously,**

- b. Membership – Terms expiring December 31, 2024 include: John David Martin, William Seigel and Ken Mitstifer. Please notify Tammy if you do not wish to be re-appointed.**

- c. There was concern among the Board Members and it was requested that David Hines (Zoning Director) explain his decision regarding Tractor Supply Parking. Douglas Hovey will make a direct invitation for David to be present at the January Planning Commission Meeting.**

**9. Adjourn**

**William Seigel made a motion, seconded by Kenneth Mitstifer to adjourn the meeting.**

**Motion passed unanimously.**

Respectfully Submitted

Tammy Wagner  
Planning Commission Secretary