

Buffalo Township Planning Commission JANUARY MEETING MINUTES

The Buffalo Township Planning Commission held their regular monthly meeting on January 27, 2025 at 7:00 PM at the Buffalo Township Municipal Building, 2115 Strickler Road, Mifflinburg, PA.

Present:	Absent:	Guests:
Chairman, Douglas Hovey	John David Martin	Alan Wagner
Vice-Chair, John Zechman		David Hines, Zoning Administrator
Alan Ard		
James Brubaker		
Gerald Franzen		
Kenneth Mitstifer		
William Seigel		
Mark Wehr		
Secretary, Tammy Wagner		

Visitors: There were three township residents present. There were no comments at this time.

- 1. Chairman, Douglas Hovey called the meeting to order followed by the Pledge of Allegiance to the American Flag.**
- 2. Reorganization-Election of Officers for 2025**
 - a. Secretary Tammy Wagner asked for nominations for Chairman.
**John Zechman made a motion and was seconded by Mark Wehr nominating Doug Hovey for Planning Commission Chairman.
Motion passed unanimously.**
 - b. Secretary Tammy Wagner asked for nominations for Vice Chairman.
**James Brubaker made a motion and was seconded by Alan Ard nominating John Zechman for Planning Commission Vice Chairman.
Motion passed unanimously.**
 - c. Secretary Tammy Wagner asked for nominations for Signature Secretary.
Alan Ard made a motion and was seconded by James Brubaker nominating John David Martin for Planning Commission Signature Secretary.
Motion passed unanimously.
- 3. Approve Minutes – November 24, 2024**
 - a. **William Seigel made a motion, seconded by John Zechman to accept the Minutes from November 25, 2024 with correction to Item c. under New Business.
Motion passed unanimously.**
- 4. Planning and Zoning Reports – November and December 2024**
 - a. No Comment

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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. inspection performed, guarantee closed by Supervisors.
 - 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
 - Fairfield Prospects Corp. 2024 Expansion Project, Pik-Rite Lane & Fairfield Rd.
- b. 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. NPDES has been secured, no new status on remaining items.

The conditional deadline for this project ended January 26, 2025. According to Subdivision and Land Ordinance 09-63. Therefore, the Plan is Revoked.

James Brubaker made a motion, seconded by Kenneth Mitstifer for Douglas Hovey to send a Letter of Revocation to MSP.

Motion passed unanimously.

There was discussion with David Hines, Zoning Administrator regarding the concerns of the Board regarding the parking spaces for Tractor Supply. Fifteen of the eighty-four spaces required are going to be used for display/storage. The concern is that this sets a precedence for future plans. David Hines stated that in his 25 years of experience there has been no enforcement as to what is in the spaces so long as the mandatory number of spaces are designated in the plans.

- c. 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
Status: Conditional approval granted October 28, 2024 subject to NPDES, Execution of Improvements Guarantee, Storm Water Agreement and Certificate of Ownership. All conditions met; plan will be monitored for SW improvements.
- d. 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

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Day Deadline: February 23, 2024

Status: Plan was granted Conditional Approval subject to sewage module, private road agreement, addition of private road notation and required plan signatures. No new status.

- e. Alvin F. Yoder & Annie A. Yoder – 2025 Revised Plan for a single 10-acre lot, Beaver Run Rd., Agricultural District.

Plan Filed: January 17, 2025

90 Day Clock Started: January 27, 2025

90 Day Deadline: April 27, 2025

Status: Plan meets all §304 Minor Subdivision plan requirements. Zoning officer review has been requested.

James Brubaker made a motion, seconded by Alan Ard to grant Conditional Approval, pending the completion of the Certificate of Ownership.

Motion passed unanimously.

6. OLD BUSINESS

- a. Rail Trail Update – James Brubaker appointed to the Rail Trail Authority

James reported that he attended his first meeting with the Authority. The Rail Trail Authority will be receiving a \$500,000.00 Grant from DCNR which will be used to resurface the Trail. The Union County Commissioners are also planning to give the Authority money left over from Covid Funds. The work for this project is expected to begin next year.

7. NEW BUSINESS

- a. Meeting Dates for 2025

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. Douglas Hovey noted that the Township has an Ordinance to regulate visitors. There will be a new Resolution presented at the February Supervisor’s Meeting which will include ALL Township related Meetings held at the Township Municipal Building.

8. ADJOURN

Alan Ard made a motion, seconded by James Brubaker to adjourn the Meeting.

Motion passed unanimously.