

## Agenda – January 27, 2025

### 7:00 PM - Monday

## Buffalo Township Planning Commission

1. Call to Order
2. Reorganization – Election of Officers for 2025
3. Approve Minutes – November 25, 2024\*
4. Visitors
5. Zoning & Planning Administrator’s Reports – November & December 2024\*
6. 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.**
  - c. **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. 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  
 91 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.

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- 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.

### 7. Old Business

- a. Rail Trail Update – Jim Brubaker appointed to Rail Trail Authority
- b. Other

### 8. New Business

- a. Meeting dates for 2025:

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

- b. Other –

### 9. Adjourn