

Agenda – February 24, 2025

7:00 PM - Monday

Buffalo Township Planning Commission

1. Call to Order
2. Approve Minutes – January 27, 2025*
3. Visitors
4. Zoning & Planning Administrator’s Reports – January 2025*
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.*
 - 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. **Only Sewage Planning Module and presentation of final plans with executed Certificate of Ownership remain. See attached correspondence regarding expiration of Conditional Approval.***
 - c. **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
 Status: Plan was granted Conditional Approval subject to sewage module, private road agreement, addition of private road notation and required plan signatures. Request for extension of 90 day conditional approval deadline received February 5, 2025.
 - d. **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: Conditional approval granted January 27, 2025 (Certificate of Ownership). BTPC signatures required.

*see attachment

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e. Alan Wagner may present a minor plan prior to or at meeting

Plan Filed: February xx, 2025
90 Day Clock Started: February 24, 2025
90 Day Deadline: May 25, 2025
Status:

6. Old Business

- a. Township Visitor Policy*
- b. Rail Trail Update
- c. Other

7. 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

b. Other –

8. Adjourn

*see attachment