

## Buffalo Township Planning Commission

### MARCH MEETING MINUTES

The Buffalo Township Planning Commission held their regular monthly meeting on March 31, 2025 at 7:00 PM at the Buffalo Township Municipal Building, 2115 Strickler Road, Mifflinburg, PA.

**Present:**

Chairman, Douglas Hovey  
Vice-Chair, John Zechman  
Alan Ard  
James Brubaker  
Gerald Franzen  
John David Martin  
William Seigel  
Mark Wehr  
Secretary, Tammy Wagner

**Absent:**

Kenneth Mitstifer

**Guests:**

Garrett Enders, CKCOG Zoning  
Alan Wagner  
Samuel Dudley, MSP

Visitors: There were six 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. Approve Minutes – February 24, 2025  
**James Brubaker made a motion, seconded by Mark Wehr to approve the February 24, 2025 minutes. Motion passed unanimously.**
3. Visitors  
**No comment.**
4. Zoning & Planning Administrator's Reports – February 2025  
**No Comment.**
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. – inspection performed - guarantee reduced from \$127,710 to \$36,365.*
    - Jeremiah Martin Ag Operation, Young Rd.*
    - Joseph Z. & Heidi A. Hoover Layer Houses*
    - *Fairfield Prospects Corp. 2024 Expansion Project, Pik-Rite Lane & Fairfield Rd.*

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**b. MSP Properties of PA (Mifflinburg Tractor Supply), Land Development Plan for Commercial/Retail Store, Old Turnpike Rd., Urban Fringe District**

Plan Filed: March 13, 2025

90 Day Clock Started: March 31, 2025

90 Day Deadline: June 19, 2025

Status: On-lot testing has been completed, no further status regarding module.

**John David Martin made a motion, seconded by Alan Ard to grant conditional approval subject to sewage module approval by DEP.**

**Motion passed unanimously.**

**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

**Conditional Approval Deadline Extended to: May 27, 2025**

Status: Plan was granted Conditional Approval subject to sewage module, private road agreement, addition of private road notation and required plan signatures. Extension of 90-day conditional approval deadline granted February 24, 2025. No new status.

**d. Amos & Nancy Stoltzfus, 1 lot Minor Subdivision, 10.74 acres, 758 Wolfland Rd., Agricultural District**

Plan Filed: February 21, 2025

90 Day Clock Started: February 24, 2025

90 Day Deadline: May 25, 2025

Status: Sewage module pending, NPDES and Stormwater Plan required.

**John David Martin made a motion, seconded by Alan Ard to grant conditional approval subject to sewage module approval by DEP and driveway redesign with Engineer Approval.**

**Motion passed unanimously.**

**e. Ivan Stoltzfus, Land Development, 63 x 700 ft. poultry barn, 758 Wolfland Rd., Agricultural District**

Plan Filed: March 3, 2025

90 Day Clock Started: March 31, 2025

Deadline: June 29, 2025

Status: Stormwater review #1 from Brian Schultz\* and Incompleteness Letter from UCCD\* indicate revisions needed to stormwater plan and NPDES application. Zoning officer and county reviews not yet received. Township agreements will be required for this project.

**John David Martin made a motion to table for reviews.**

**John David Martin withdrew the motion to table for reviews.**

**No action taken.**

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**6. Old Business**

**a. Rail Trail**

James Brubaker reported that the Rail Trail Authority discussed the maintenance of the trail. He suggested that due to past concerns of the Planning Commission the Township send a letter to the Rail Trail Authority requesting confirmation of the right-of-way and the maintenance outside of said right-of-way.

**William Seigel made a motion seconded by Alan Ard to present a letter for review of the Buffalo Township Supervisors to be sent to the Rail Trail Authority requesting verification of the Rail Trail right-of-way and the maintenance outside of the right-of-way by the adjoining property owners.**  
**Motion passed unanimously.**

**7. New Business**

**a. Meeting dates for 2025:**

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

**8. Adjourn**

**William Seigel made a motion, seconded by Mark Wehr to adjourn the meeting.**  
**Motion passed unanimously.**