The Buffalo Township Planning Commission held their regular monthly meeting on April 28, 2025 at 7:00 PM at the Buffalo Township Municipal Building, 2115 Strickler Road, Mifflinburg, PA.

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| Present:Chairman, Douglas HoveyVice-Chair, John ZechmanAlan ArdJames BrubakerGerald FranzenJohn David MartinKenneth MitstiferWilliam SeigelMark WehrSecretary, Tammy Wagner | Absent: | Guests:David Hines, Zoning Officer |

 Visitors: There was one township residents present.

1. **Chairman, Douglas Hovey called the meeting to order followed by the Pledge of Allegiance to the American Flag.**
2. Approve Minutes – March 31, 2025

**John Zechman made a motion, seconded by Gerald Franzen to approve the March 31, 2025 minutes.**

**Motion passed unanimously.**

1. Visitors

**No Comment.**

1. Zoning & Planning Administrator’s Reports – March 2025

**Mark Wehr asked for an explanation of the Stoltzfus fee. David Hines said that there is a formula they use with the Dollar Amount on the Application to determine the fees.**

1. Subdivision and Land Development
2. 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. –* ***inspection performed -******guarantee reduced from $381,535.94 to $148,448.***

 *- Fairfield Prospects Corp. 2024 Expansion Project, Pik-Rite Lane & Fairfield Rd.*

1. **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

**Conditional Approval Deadline: June 29, 2025**

**Status:** On-lot testing has been completed, **sewage module submission rejected by DEP.**

**No action taken.**

1. **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. No new

 status.

1. **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: Conditional approval granted at the March meeting, sewage module pending.

1. **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 #2 from Brian Schultz\* is favorable to a conditional approval, however no

new information has been received regarding E&S/NPDES from DEP & UCCD. Zoning officer comments are favorable. The Solicitor will need to prepare Stormwater and Improvement Guarantee Agreements for this project.

**After discussion it was determined in question of #6 from Brian Shultz\* that there is no documentation of previously approved storm water management plan.**

**No action taken.**

1. Old Business
2. Rail Trail

The follow up letter from the Rail Trail Authority was reviewed and in Buffalo Township the trail is consistently sixty feet. Adjoining property owners are permitted to trim overhanging vegetation beyond 30 feet of the center of the trail. Anything maintenance with in the 30 feet would require making a request to the Rail Trail Authority. The entire letter is available on the Buffalo Township Website.

1. New Business
2. The Zoning Officer offered the Planning Commission a chance to review of Special Exception Application from Ben Dietrich to establish a Commercial Recreation/Golf Use in the Agriculture District at 418 Snake Hill Rd. There was a favorable response from the Commission Members.
3. Meeting dates for 2025:

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

1. Adjourn

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

**Motion passed unanimously.**