

Buffalo Township Planning Commission MAY MEETING MINUTES

The Buffalo Township Planning Commission held their regular monthly meeting on May 27, 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
Gerald Franzen
John David Martin
William Seigel
Mark Wehr
Secretary, Tammy Wagner

Absent:

James Brubaker

Guests:

David Hines, Zoning Officer

Visitors: None

1. **Vice-Chairman, John Zechman called the meeting to order followed by the Pledge of Allegiance to the American Flag.**

2. Approve Minutes – April 28, 2025
**Gerald Franzen made a motion, seconded by Alan Ard to approve the April 28, 2025 minutes with a typographical correction.
Motion passed unanimously.**

3. Visitors
No Comment.

4. Zoning & Planning Administrator’s Reports – April 2025
David Hines said that Luke Hoover’s Zoning Permit was denied due to lack of information. The denial was then reversed when the outstanding items were received.

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. – **inspection request rec’d.***
 - Joseph Z. & Heidi A. Hoover Layer Houses. –current guarantee amount \$148,448.*
 - *Fairfield Prospects Corp. 2024 Expansion Project, Pik-Rite Lane & Fairfield Rd.*

**Buffalo Township Planning Commission
MAY MEETING MINUTES**

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

Conditional Approval Deadline: June 29, 2025

Status: On-lot testing has been completed, sewage module submission rejected by DEP. Sewage module has been resubmitted to DEP. **MSP formally requested a Conditional Approval Deadline extension.**

John David Martin made a motion, seconded by William Seigel to grant a 90-day extension for the Conditional Deadline to August 27, 2025.

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. **A formal request for a second Conditional Approval Extension due to sewer module delay.**

William Seigel made a motion, seconded by Alan Ard to grant a 90-day extension for the Conditional Deadline to August 27, 2025.

Motion passed unanimously.

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: All conditions met. File closed.

**Buffalo Township Planning Commission
MAY MEETING MINUTES**

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 #2 from Brian Schultz* is favorable to a conditional approval. Zoning officer comments are favorable. The Solicitor will need to prepare Stormwater and Improvement Guarantee Agreements for this project.

**William Seigel made a motion, seconded by Gerald Franzen to grant 90-day extension for the Deadline to August 27, 2025.
Motion passed unanimously.**

f. **Alvin Zimmerman Ag Operation, Land Development, Two 71 x 428 ft. poultry barns 7467 Col. John Kelly Rd., Agricultural District**

Plan Filed: May 7, 2025
90 Day Clock Started: May 27, 2025
90 Day Deadline: August 25, 2025
Conditional Approval Deadline:

Status: Site access is via existing farm lane from Col. John Kelly Rd. A PennDOT HOP has been issued to upgrade the existing lane. Other reviews have been requested but none yet received.

No action taken.

6. Old Business

a. Rail Trail

No new business reported.

7. New Business

- a. 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.

b. 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

8. Adjourn

**Mark Wehr made a motion, seconded by John David Martin to adjourn the meeting.
Motion passed unanimously.**