

Agenda – May 26, 2025

Buffalo Township Planning Commission

7:00 PM - Monday

1. Call to Order
2. Public Comment – sign in is required to be recognized
3. Approve Minutes – April, 2025*
4. Zoning & Planning Administrator's Reports – April 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. – **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.
 - 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:

Status: On-lot testing has been completed, sewage module submission rejected by DEP.
Sewage module has been resubmitted to DEP. Conditional approval could be granted subject to DEP sewage module approval and signatures, or an extension should be considered.
 - 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: 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. **2nd extension request received for an additional 60 days. Suggest extension until July 31st due to sewage module delay.**

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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

Conditional Approval Deadline: June 29, 2025

Status: Conditional approval granted at March meeting, sewage module **approved, plans signed, file closed.**

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

90 Day Deadline: June 29, 2025

Conditional Approval Deadline:

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. **This project received a Completeness Notification from UCCD/DEP on May 15th meaning application is complete and the review is to commence. Conditional approval could be granted subject to DEP/UCCD approval, Land Development Agreements and signatures or an extension should be considered.**

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.

6. Old Business

- a. Rail Trail – Letter has been posted on Township web site.
- b. 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