The Buffalo Township Planning Commission held their regular monthly meeting on June 30, 2025 at 7:00 PM at the Buffalo Township Municipal Building, 2115 Strickler Road, Mifflinburg, PA.

|  |  |  |
| --- | --- | --- |
| Present:Chairman, Douglas HoveyVice-Chair, John ZechmanAlan ArdJames BrubakerJohn David Martin/Kenneth MitstiferWilliam SeigelMark WehrSecretary, Tammy Wagner | Absent:Gerald Franzen | Guests:Alan WagnerBrian ShultzKevin BakerGarrett Enders, CK COGVisitors:Eight were present |

1. **Chairman, Doug Hovey called the meeting to order followed by the Pledge of Allegiance to the American Flag.**
2. Approve Minutes – May 27, 2025

**William Seigel made a motion, seconded by Alan Ard to approve the May 27, 2025 minutes with a correction to the 90-day extension, stated incorrectly as September 27, 2025 to August 27, 2025, for items 5b, 5c, 5e.**

**Motion passed unanimously.**

1. Visitors

**Brian Shultz representing Logan Stoltzfus requested a land development (only) exemption for 719 Col John Kelly Rd. After discussion it was decided that this will be an agenda item at the July Planning Commission Meeting. It was suggested that a Zoning Permit be acquired prior to the July meeting along with at formal exemption request.**

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

**No comment.**

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.* ***– Satisfactory inspection performed, guarantee***

 ***released by BTS.***

 *-Joseph Z. & Heidi A. Hoover Layer Houses. – current guarantee amount $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: **August 27, 2025**

**Status: Sewage module has been approved by DEP. Before signing plans a bond or other type of fiscal guarantee is required as an attachment to the Improvement Guarantee Agreement. The secretary will make a courtesy call to MSP as there has been no response to the email sent after the May meeting.**

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: May 27, 2025, **extended to August 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 granted at the May meeting to August 27th.**

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

90 Day Deadline: June 29, 2025**, extended to August 27, 2025**

Conditional Approval Deadline:

Status: Stormwater review #2 from Brian Schultz was favorable to a conditional approval. Zoning officer comments are favorable. The Solicitor will need to prepare Stormwater and Improvement Guarantee Agreements for this project. **A Technical Deficiency\* Letter issued by DEP June 16th, however the issues were addressed and NPDES permit was approved June 26, 2025.**

**John David Martin mad a motion, seconded by Alan Ard to grant conditional approval subject to Land Development Agreements and signatures.**

**Motion passed unanimously.**

1. **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. **Letter #1\* from Brian Schultz attached, mostly administrative items.**

 **Incompleteness Letter\* issued by UCCD primarily due to wetland issues. Zoning Officer review not yet**

 **received. No action.**

1. E**lvin Zimmerman Ag Operation, Land Development, Single 71 x 428 ft. poultry barn, 40 x 71 ft. manure storage bldg., 40 x 60 ft. egg room, and 32 x 40 ft. dwelling, 428 Fairfield Rd., Commercial Manufacturing District**

 Plan Filed: May 29, 2025

 90 Day Clock Started: June 30, 2025

 90 Day Deadline: August 28, 2025

 Conditional Approval Deadline:

 Status: Site access is via existing farm lane from Fairfield Rd. **A Completeness Notification\* has been issued**

 **by UCCD. Letter #1\* from Brian Schultz is favorable although numerous administrative items need to be**

 **addressed. Zoning Officer review is required. No action.**

1. **George & Beverly Lloyd, 2369 Johnson Mill Rd., Subdivision plan was presented by Alan Wagner, Agriculture District.**

**William Seigel made a motion, seconded by James Brubaker to grant conditional approval for the Geroge and Beverly Lloyd Subdivision project pending receipt of county and zoning reviews, agreements, signatures, and recorded, updated existing right-of-way to include this lot.**

**Motion passed unanimously.**

1. **Alan Wagner requested conditional approval for a dual plan for** **Harvey and Lizzy Sensenig, Aaron and Annette Sensenig.**
2. **John David Martin made a motion, seconded by John Zechman to grant conditional approval for the dual plan for Harvey and Lizzy Sensenig, Aaron and Annette Sensenig, pending the receipt of County and Zoning review and signatures.**

**Motion passed unanimously.**

1. Old Business
	1. Rail Trail

 **No new business reported.**

1. New Business
2. 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 Alan Ard to adjourn the meeting.**

 **Motion passed unanimously.**