

Agenda – June 30, 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 – May 2025*
4. Zoning & Planning Administrator's Reports – May 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. – **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.
 - 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: **Sept. 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.
 - 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, **extended to Sept. 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.

*see attachment

Agenda – June 30, 2025**Buffalo Township Planning Commission****7:00 PM - Monday****d. 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 Sept. 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. Conditional approval should be granted subject to Land Development Agreements and signatures.**

e. 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.**

f. Elvin 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: September 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.**

g. George & Beverly Lloyd , 2369 Johnson Mill Rd., Sketch Plan or plan revision to be presented at meeting, Agriculture District**6. Old Business**

- a. Rail Trail
- 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