

Buffalo Township Planning Commission

JULY MEETING MINUTES

The Buffalo Township Planning Commission held their regular monthly meeting on July 28, 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
James Brubaker
Gerald Franzen
John David Martin
Mark Wehr
Secretary, Tammy Wagner

Absent:

Kenneth Mitstifer
William Seigel

Guests:

Nichole Mendinsky (KCI)
Brian Shultz

Visitors:

Two were present

1. Chairman, Doug Hovey called the meeting to order followed by the Pledge of Allegiance to the American Flag.

2. Approve Minutes – June 30, 2025

James Brubaker made a motion, seconded by Mark Wehr to approve the June 30, 2025.
Motion passed unanimously.

3. Visitors

Nichole Mendinsky, representing KCI, presented plans for the Mifflinburg Stadium Project (Item 5:k). There were three questions for the board:

- 1) Request Dual Approval from Mifflinburg and Buffalo Township for the project - Yes
- 2) Requirement for request a PA DOT Traffic Study - Consult Penn DOT regarding the need of traffic study and Stormwater review.
- 3) Type of Usage - No need for Special Exception

4. Zoning & Planning Administrator's Reports – June 2025

No comment.

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
- Joseph Z. & Heidi A. Hoover Layer Houses. –current guarantee amount \$148,448.
- Fairfield Prospects Corp. 2024 Expansion Project, Pik-Rite Lane & Fairfield Rd.
- Ivan Stoltzfus Poultry Barn, 758 Wolfland Rd.
- MSP Properties of PA (Mifflinburg Tractor Supply), Old Turnpike Rd.

b. MSP Properties of PA (Mifflinburg Tractor Supply), Land Development Plan for Commercial/Retail Store, Old Turnpike Rd., Urban Fringe District

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90 Day Clock Started: March 31, 2025
90 Day Deadline: June 19, 2025
Conditional Approval Deadline: September 27, 2025
Status: **All conditions met, plans signed and recorded. Project will be monitored for stormwater improvements.**

- 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: September 27, 2025
Status: **All conditions met, plans signed. File closed.**

- 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 19, 2025
Conditional Approval Deadline: September 27, 2025
Status: **Conditional approval previously granted. All conditions met except agreements not yet returned from Solicitor. Plans can soon be signed and recorded. Project will be monitored for stormwater improvements.**

- 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.
No new status. Note 90 day deadline corresponds to the date of our August meeting.
No Action taken.

- 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: August 28, 2025
Conditional Approval Deadline:

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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. **Technical Deficiency issued by UCCD***

John David Martin made a motion, seconded by Alan Ard to grant conditional approval pending revised plans, NPDES, agreements and signatures.
Motion passed unanimously.

g. George & Beverly Lloyd , 2369 Johnson Mill Rd., Single Flag Lot Subdivision Plan, Agriculture District

Plan Filed: June 30, 2025
90 Day Clock Started: June 30, 2025
90 Day Deadline: September 28, 2025
Conditional Approval Deadline: September 28, 2025
Status: **All conditions met, plans signed, file closed.**

h. Harvey & Lizzy Sensenig & Aaron and Annette Sensenig, Dual Add-on Subdivision, Beaver Run Rd., Agriculture District

Plan Filed: June 30, 2025
90 Day Clock Started: June 30, 2025
90 Day Deadline: September 28, 2025
Conditional Approval Deadline: September 28, 2025
Status: **All conditions met, plans signed, file closed.**

i. Daniel J. & Sarah L. Sanders Ag Operation, 255 Aikey Hill Rd., 622 x 76 ft Layer House includes Manure Storage & Egg Room, Rural Residential (access road) & Agriculture (barn & sw) Districts

Plan Filed: June 23, 2025
90 Day Clock Started: June 30, 2025
90 Day Deadline: September 28, 2025
Conditional Approval Deadline:
Status: Incompleteness Letter issued by UCCD.* Letter #1 from Brian Schultz attached* with many technical comments.
No action taken.

j. Darvin L., Judith L. & Nelson Martin, Dual 75 x 442 ft. Layer Houses w/ 40x40 ft. egg room and 50 x 100 manure storage, 3285 New Berlin Mt. Rd., Agriculture District

Plan Filed: June 23, 2025
90 Day Clock Started: June 30, 2025
90 Day Deadline: September 28, 2025
Conditional Approval Deadline:
Status: Incompleteness Letter issued by UCCD.* Letter #1 from Brian Schultz attached* with many technical comments.
No action taken.

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- k. Mifflinburg Stadium Project Sketch Plan, Located east of Mifflinburg Middle School, Mifflinburg Borough and Buffalo Township, Urban Fringe District**

Plan Filed:

90 Day Clock Started:

90 Day Deadline:

Conditional Approval Deadline:

Status: The proposed stadium is situated entirely within the Borough, however parking and access drives extend into Buffalo Township. Stormwater is an issue affecting the Township.

Dual approval requested.

6. Old Business

- a. Waiver Request for Stoltzfus Ag Building Project**

**Mark Wehr made a motion, seconded by James Brubaker made a motion to table further discussion regarding the Waiver Request for the Stoltzfus Ag Building Project.
Motion passed unanimously.**

- b. Rail Trail**

No new business reported.

7. New Business

Meeting dates for 2025:

Jan 2	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 Zechman to adjourn the meeting.
Motion passed unanimously.**