

Buffalo Township Planning Commission AUGUST MEETING MINUTES

The Buffalo Township Planning Commission held their regular monthly meeting on August 25, 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
Kenneth Mitstifer
William Seigel
Mark Wehr
Rod Neitz, CK COG
Secretary, Tammy Wagner

Absent:

Guests:

Alan Wagner
Brian Shultz

Visitors:

Three were present

- 1. Chairman, Doug Hovey called the meeting to order followed by the Pledge of Allegiance to the American Flag.**
- 2. Approve Minutes – July 28, 2025**

James Brubaker made a motion, seconded by Gerald Franzen to approve the July 28, 2025.
Motion passed unanimously with William Seigel abstaining as he was not present at the July meeting.
- 3. Visitors**

Rodney Neitz announced that David Hines is no longer employed with the COG and presently Garrett Enders would be the Zoning Officer for Buffalo Township.
- 4. Zoning & Planning Administrator's Reports – July 2025**
 - a. There was a question regarding the Amos Stoltzfus driveway compliance. Doug Hovey will follow-up with a driveway inspection.
 - b. Another question regarding the Tractor Supply project. Are silt socks required due to the close proximity of Cedar Run. Rodney Neitz will follow up with the Conservation District.
- 5. Subdivision and Land Development**
 1. 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.*

Buffalo Township Planning Commission AUGUST MEETING MINUTES

2. 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: Sept. 28, 2025

Status: **All conditions met, plans and agreements signed but not yet recorded. Project will be monitored for storm water improvements.**

3. 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: Aug. 25, 2025, **extended to November 23, 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 had several technical comments to be addressed, mostly administrative items. Incompleteness Letter* issued by UCCD primarily due to wetland issues.

Zoning Officer review not yet received. **90-day extension request received.***

Alan Ard made a motion, seconded by James Brubaker to grant the request for a 90-day extension of the plan approval deadline.

Motion passed unanimously.

4. 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: October 26, 2025

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. **Conditional approval granted July 28th. NPDES Permit approved. Zoning Officer review received.* Agreements pending.**

5. 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, **extended to December 27, 2025**

Conditional Approval Deadline:

Status: Zoning Officer review is required. Completeness Letter issued by UCCD. Letter #1 from Brian Schultz has technical comments to be addressed. **90-day extension request received. Conditional Approval is premature at this point.**

William Seigel made a motion, seconded by Alan Ard to grant the request for a 90-day extension of the plan approval deadline.

Motion passed unanimously.

Buffalo Township Planning Commission AUGUST MEETING MINUTES

6. Status: **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, **extended to December 27, 2025**

Conditional Approval Deadline:

Status: Zoning Officer review is required. Incompleteness Letter issued by UCCD. Letter #1 from Brian Schultz has technical comments to be addressed. **90-day extension request received. Not yet ready for Conditional Approval.**

James Brubaker made a motion, seconded by Kenneth Mitstifer to grant the request for a 90-day extension of the plan approval deadline.

Motion passed unanimously.

7. **Alson L. & Faith W. Martin and Melvin R. & Irene Z. Oberholtzer , Dual Add-on Subdivision (Additions to Groffdale Conference Old Order Mennonite Church), Beaver Run Rd., Agriculture District**

90 Day Clock Started: August 25, 2025

90 Day Deadline: November 23, 2025

Conditional Approval Deadline: November 23, 2025

Status: **Certificate of Ownership not yet signed. Plan meets all other SLD Ordinance requirements.**

John David Martin made a motion, seconded by James Brubaker to grant conditional approval pending county and planning signatures and certificate of ownership.

Motion passed unanimously.

8. **Kenneth H. & Linda S. Rishel, Add-on Subdivision (addition to Daniel P. & Beth N. Marks), Church Rd. (Cowen), Village District**

Plan Filed: August 18, 2025

90 Day Clock Started: August 25, 2025

90 Day Deadline: November 23, 2025

Conditional Approval Deadline:

Status: -Zoning Officer review is required.

-County review block omitted.

-Plan is incorrectly titled in the name of the lot buyer rather than the subdivider.

-Certificate of Ownership executed by the lot buyer rather than the subdivider.

- Plan is not sealed by a Pennsylvania Registered Land Surveyor.

-Monuments not indicated for new corners.

Mr Marks was present and agreed to meet with his engineer regarding changes to the plan.

No action taken.

Buffalo Township Planning Commission AUGUST MEETING MINUTES

6. Old Business

a. Revised waiver for Stoltzfus Ag Building Project

There was much discussion between the Planning Board, Logan Stoltzfus, Kevin Baker and Brian Shultz. There is difference of opinion regarding whether renting the building to an ag business (making it a warehouse) is acceptable or makes it a non-agriculture use in an ag-preservation area. Per the interpretation of the Ordinance by several Board Members, the goods stored by the renters do not make a difference as to the use. The Stoltzfus party's understanding is renting to an ag-business (25% production farm related) should constitute appropriate use for an ag-preserve area.

William Seigel made a motion, seconded by James Brubaker to deny the request for a Land Development waiver for the Stoltzfus Ag Building Project.

Motion carried with negative votes from Alan Ard, John David Martin and John Zechman.

b. Rail Trail

James Brubaker said that the Authority was very pleased with the work to the trail done by Buffalo Township. Their hope is to extend the work beyond the Buffalo Township line into East Buffalo Township. The current contract would allow for this continuation of work. The Authority will be in contact with Buffalo Township regarding this proposal.

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 James Brubaker to adjourn the meeting.

Motion passed unanimously.