

Agenda – August 25, 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 – July 2025*
4. Zoning & Planning Administrator’s Reports – July 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
 - 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. **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 sw improvements.**
 - c. **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 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.***
 - d. **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.**

*see attachment

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- e. **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: 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.**

- f. **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
 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.**

- g. **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**

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

- h. **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.

6. Old Business

- a. **Revised Waiver Request** for Stoltzfus Ag Building Project*
- b. Rail Trail
- c. Other

*see attachment

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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