

Buffalo Township Planning Commission

SEPTEMBER MEETING MINUTES

The Buffalo Township Planning Commission held their regular monthly meeting on September 29, 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
John David Martin
Kenneth Mitstifer
William Seigel
Mark Wehr
Garrett Enders, CK COG
Jason Brudecki, Solicitor
Secretary, Tammy Wagner

Absent:

Gerald Franzen

Guests:

Alan Wagner
Jamie Walshaw
Todd Oberdorf, BT Supervisor
Wayne Walker, BT Supervisor

Visitors:

Six were present

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

2. Approve Minutes – August 25, 2025

James Brubaker made a motion, seconded by John Zechman to approve the August 25, 2025.

3. Visitors

No comment

4. Zoning & Planning Administrator's Reports – August 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.
- Elvin Zimmerman Agricultural Buildings, Fairfield 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 storm water improvements.**

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- 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: 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. **Wetlands study submitted to DEP, also Completeness letter issued by DEP. Zoning Officer review not yet received. 90-day extension request approved by BTPC. Not yet ready for Conditional approval.**

- 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. Agreements completed and plans signed. Project will be monitored for storm water improvements.**

- 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, **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. 90-day extension approved by the BTPC.**

- 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, **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 approved by the BTPC. Not yet ready for Conditional Approval.**

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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

90 Day Clock Started: August 25, 2025

90 Day Deadline: November 23, 2025

Conditional Approval Deadline: November 23, 2025

Status: **Conditional approval granted August 25, 2025. Conditions included zoning officer review, certificate of ownership and county review signatures. All conditions met, file closed.**

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.

-No new status.

i. Kuhns Bros. Lumber Co., Lot Consolidation, Swartz Rd., Commercial Manufacturing District

Plan Filed: September 2, 2025

90 Day Clock Started: September 29, 2025

90 Day Deadline: December 28, 2025

Conditional Approval Deadline:

Status: Zoning Officer approved. County signature and certificate of ownership not yet completed.

Plan meets all requirements of §305, Add-on Subdivision.

**John David Martin made a motion, seconded by Willilam Seigel to grant conditional approval Pending bounty signature and certificate of ownership.
Motion carried unanimously.**

j. M.R. Garage Doors, Land Development, 990 Johnson Mill Rd. Village District

Plan Filed: September 15, 2025

90 Day Clock Started: September 29, 2025

90 Day Deadline: December 28, 2025

Conditional Approval Deadline:

Status: Review fee received. Engineer review attached with both technical and administrative comments, zoning officer review received, UCPC and certificate of ownership signatures incomplete.

**Willilam Seigel made a motion, seconded by Alan Ard to grant conditional approval Pending county signature and certificate of ownership.
Motion carried unanimously.**

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6. Alan Wagner approached the board regarding Subdivision for Edwin C. Miller, Jr, 1864 Salem Church Road. He is requesting that the Application and Review Fees be waived as only six one hundredth of an acre is in Buffalo Township and the remainder of the two acres are in East Buffalo Township.

**After discussion James Brubaker made a motion, seconded by Alan Ard to waive the fees and grant conditional approval pending East Buffalo Township's approval of the plan
Motion carried unanimously.**

7. Old Business

- a. Logan Stoltzfus waiver request- Solicitor Brudecki to address the Board

Solicitor Brudecki presented the board with correspondence between Attorney for the Stoltzfus', Beau Hoffman and himself to explain the Township's position with the matter. Several Board Members voiced disappointment that the Solicitor did not contact the BTPC prior to responding to Attorney Hoffman's accusations. Solicitor Brudecki stated that in his opinion a response needed to be sent quickly to satisfy the issue.

There are letters of record, one written by Attorney Beau A. Hoffman, dated 09/09/25 and one written by Attorney and Township Solicitor Jason Brudecki, dated 09/19/25, that lodge harsh criticism and accusations about the neutrality and intentions of unnamed members of this Commission. Terms including; animosity, personal bias, and personal animus were also used again by Attorney Brudecki when he angrily addressed this Commission at the regular public meeting of September 29, 2025.

When asked Attorney Brudecki was either unable or unwilling to substantiate these accusations, offering only that they came from a person whom he had known for a long time and trusted highly.

- b. Rail Trail
No update

8. New Business

- a. Proposed Zoning Amendment - Cryptocurrency and Data Mining Operations
Awaiting County review.
- b. 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 |

9. Adjourn

**Mark Wehr made a motion, seconded by James Brubaker to adjourn the meeting.
Motion passed unanimously.**