

Buffalo Township Planning Commission OCTOBER MEETING MINUTES

The Buffalo Township Planning Commission held their regular monthly meeting on October 27, 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
Garrett Enders, CK COG
Secretary, Tammy Wagner

Absent:

Guests:

Alan Wagner
Wayne Walker, BT Supervisor

Visitors:

Two were present

- 1. Chairman, Doug Hovey called the meeting to order followed by the Pledge of Allegiance to the American Flag.**
- 2. Visitors**
No comment

Amend Agenda

William Seigel made a motion, seconded by James Brubaker to amend the agenda to discuss the Amos Stoltzfus Property and to have an executive session prior to approving the minutes of the September 29, 2025 Planning Commission Meeting.

Motion passed unanimously.

William Seigel asked Wayne Walker, as Supervisor, to join the meeting. The Board agreed.

Doug Hovey spoke with Amos Stoltzfus on Wolfland Road regarding the long driveway and its required stormwater controls. The plans reflect a 3' x 2.5' deep rock trench on the East side of the driveway. His excavator suggests instead a grass swale. While both were discussed and deemed appropriate, Mr. Stoltzfus had opted for the trench. A new set of plans will need to be presented if a swale is to be utilized. Alan Wagner agreed to work with Mr. Stoltzfus to make a decision.

3. Approve Minutes – September 25, 2025

Prior to acting on the minutes the Board conversed in Executive Session to discuss amending them regarding item 7.a. Logan Stoltzfus waiver request.

After reconvening, William Seigel made a motion, seconded by James Brubaker to amend Minutes of August 25, 2025 to add the following two paragraphs to better reflect the opinion of the Commission, as follows:

“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,

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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.”

A roll call vote was taken:

Alan Ard	YES
John Zechman	YES
James Brubaker	YES
William Seigel	YES
Mark Wehr	YES
John David Martin	YES
Kenneth Mitstifer	YES
Gerald Franzen	YES

The vote was unanimous. Motion passed.

4. Zoning & Planning Administrator’s Reports – August 2026

James Brubaker asked the status of the Storm Water Management for the Tractor Supply site. Ken Mitstifer said that he did note that the silt sock was extended to the north west corner. The concern now is regarding the unconstructed E & S Basin that was to be created also in the north west corner. Doug Hovey suggested reaching out to the Conservation District or their engineer MSP. The secretary noted there was meeting between the Buffalo Township Supervisors, three members of CK COG, and Solicitor Brudecki. At that meeting Solicitor Brudecki was asked to send a letter to MSP and the Conservation District to question the status and recommend paying special attention to the compliance of the project.

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.

- a. **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, new deadline November 23, 2025
Conditional Approval Deadline:

Status: **Plan revisions under review by Brian Schultz. Completeness letter issued by DEP, but still under review by them. Not yet ready for conditional approval. A second 90-day extension has been requested.**

John David Martin made a motion, seconded by Gerald Franzen to grant a second 90-day extension to February 21, 2025.

Motion Passed unanimously.

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- b. 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, new deadline December 27, 2025

Conditional Approval Deadline:

Status: **Stormwater cleared by Brian Schultz. Zoning officer review attached*. Plan is still under review by DEP. Conditional Approval is still premature. 90-day extension request was approved by BTPC until December 27, 2025.**

No Action taken.

- c. 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, new deadline December 27, 2025

Conditional Approval Deadline:

Status: **DEP approval occurred October 24, 2025.**

John David Martin made a motion, seconded by Kenneth Mitstifer to grant conditional approval pending agreements, signatures and new plans.

Motion passed unanimously.

- d. 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: **- A change to a surveyor is contemplated. An extension request was submitted by Mr. Marks.**

John David Martin made a motion, seconded by Gerald Franzen to grant a 90-day extension to February 21, 2025.

Motion Passed unanimously.

- e. 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: December 28, 2025

Status: County signature and certificate of ownership not yet completed. Plan meets all requirements of §305, Add-on Subdivision. Conditional approval granted September 29, 2025.

Conditions met, plans signed, file closed.

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f. 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: December 28, 2025

Status: **Conditional approval granted September 29, 2025. Stormwater cleared by Brian Schultz, UCCD approval received, zoning /parking issue unresolved. UCPC and certificate of ownership signatures required. No Action taken.**

Judy Stahl was in the audience wondering about stormwater and runoff to her property. The stormwater solutions were explained.

g. Logan D. & Janae R. Stoltzfus Land Development, 9600 ft² Ag Building Project, 1925 Buffalo Rd. Agriculture District

Plan Filed: October 8, 2025

90 Day Clock Started: October 27, 2025

90 Day Deadline: January 25, 2025

Conditional Approval Deadline:

Status: **Certificate of Completeness issued by UCCD, Sewage Module required, stormwater review not yet received.**

No action taken.

6. Old Business

a. Rail Trail

James Brubaker reported that since the accident on the Rail Trail last week there will be a Work Session in November to address safety concerns such as, clear sight lines at intersections, E-bikes and placement of activation pads at the intersection on Fairground Road. He requested a letter from the Planning Commission about their safety concerns. William Seigel agreed to draft a letter to be sent to the Commission for approval prior to the Rail Trail Authority's November Work Session.

b. Proposed Zoning Amendment– Cryptocurrency and Data Mining Operations – Official review

William Seigel made a motion, seconded by Mark Wehr to recommend approval of the proposed Cryptocurrency and Data Mining Operations Zoning Amendment to the Board of Supervisors. Motion passed unanimously.

7. New Business

a. 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

William Seigel made a motion, seconded by John David Martin to adjourn the meeting.

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Motion passed unanimously.