

Agenda – October 27, 2025

7:00 PM – Monday

Buffalo Township Planning Commission

1. Call to Order
2. Public Comment – sign in is required to be recognized
3. Approve Minutes – September 2025*
4. Zoning & Planning Administrator's Reports – September 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.
 - Elvin Zimmerman Agricultural Buildings, Fairfield Rd.
 - b. **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. Zoning Officer review attached*. A second 90-day extension request is anticipated. Not yet ready for Conditional approval.**
 - c. **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.**
 - d. 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:

*see attachment

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Status: **Zoning Officer review is attached*. Stormwater cleared by Brian Schultz. 90-day extension request approved by BTPC until December 27, 2025. Plan is still under review by DEP but should be released “any day now”. Conditional approval recommended.**

e. 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. Extension request received*.**

f. 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: Zoning Officer approved*. 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.

g. 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.**

h. 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 and zoning reviews not yet received.**

6. Old Business

- a. Rail Trail
- b. Proposed Zoning Amendment*– Cryptocurrency and Data Mining Operations – Official review
- c. Other

7. New Business

*see attachment

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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