

Agenda – November 24, 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 – October 2025*
4. Zoning & Planning Administrator's Reports – October 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.; **inspected November 2025, file closed**
 - Joseph Z. & Heidi A. Hoover Layer Houses. –current guarantee amount \$148,448.
 - Fairfield Prospects Corp. 2024 Expansion Project, Pik-Rite Lane & Fairfield Rd.; **inspected November 2025, file closed**
 - Ivan Stoltzfus Poultry Barn, 758 Wolfland Rd.
 - MSP Properties of PA (Mifflinburg Tractor Supply), Old Turnpike Rd.
 - Elvin Zimmerman Agricultural Buildings, Fairfield Rd.
 - M.R. Garage Doors, Land Development, Johnson Mill 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, extension granted to November 23, 2025, 2nd extension granted to February 21, 2026
 Conditional Approval Deadline:
 Status: **NPDES expected 1-2 weeks, Conditional Approval recommended**
 - 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, extension granted to December 27, 2025
 Conditional Approval Deadline:
 Status: Plan is still under review by DEP. Conditional Approval is still premature. 90-day extension request was approved by BTPC until December 27, 2025. **Additional extension is recommended.**
 - 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: January 25, 2026
 Status: **Final signatures pending.**

Agenda – November 24, 2025**Buffalo Township Planning Commission****7:00 PM – Monday****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, extension granted to February 21, 2026

Conditional Approval Deadline:

Status: - **A change to a surveyor is contemplated. Extension to February 21, 2026 granted.****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: **Parking issue resolved, plans signed and recorded. Plan to be monitored for stormwater improvements.****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, 2026

Conditional Approval Deadline:

Status: **NPDES approved*, Sewage Module approval not yet rec'd., stormwater review #1 rec'd*, 2nd review pending, zoning review acceptable*, 60 day extension requested*****h. Kevin Gardner Garage LDP Land Development, 3560 ft² Building Addition, 922 Buffalo Rd., Urban Fringe District**

Plan Filed: November 18, 2025

90 Day Clock Started: November 24, 2025

90 Day Deadline: February 22, 2026

Conditional Approval Deadline:

Status: Not yet reviewed

i. Diversified Treatment Alternative (DTA) Land Development, 1968 ft² Building Addition, 2248 ft² building redevelopment, upgraded sewage and stormwater facilities, 48 Fairfield Rd. Commercial Manufacturing District

Plan Filed: November 18, 2025

90 Day Clock Started: November 24, 2025

90 Day Deadline: February 22, 2026

Conditional Approval Deadline:

Status: Not yet reviewed

6. Old Business**a. Rail Trail****a. Meeting dates for 2025:**

*see attachment

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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

2. New Business

a. Membership – Resignation received: Gerald Franzen

b. Membership – Terms expiring December 31, 2025 include Alan Ard, Douglas Hovey and John Zechman. Please notify Tammy if you do not wish to be re-appointed.

c. Meeting dates for 2026:

Jan 26	Feb 23	Mar 30	Apr 27	May 26 (Tues)	Jun 29
Jul 27	Aug 31	Sept 28	Oct 26	Nov 23 or 30 ?	Dec - N/A

d. Other –

3. Adjourn