

Agenda – April 28, 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 – March, 2025*
4. Zoning & Planning Administrator’s Reports – March 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
- Jeremiah Martin Ag Operation, Young Rd.
- Joseph Z. & Heidi A. Hoover Layer Houses. – **inspection performed - guarantee reduced from \$381,535.94 to \$148,448.**
- Fairfield Prospects Corp. 2024 Expansion Project, Pik-Rite Lane & Fairfield Rd.

b. MSP Properties of PA (Mifflinburg Tractor Supply), Land Development Plan for Commercial/Retail Store, Old Turnpike Rd., Urban Fringe District

Plan Filed: September 3, 2024
 90 Day Clock Started: September 30, 2024
 90 Day Deadline: December 29, 2024

Status: Conditional approval granted October 28,2024 subject to NPDES, HOP, Sewer Planning Module, Execution of Improvements Guarantee, Storm Water Agreement and Certificate of Ownership. Only Sewage Planning Module and presentation of final plans with executed Certificate of Ownership remained as incomplete from the initial submission. Conditional Approval expired and was not renewed due to the 90-day time limit. **New SLD application and fee received.**

Plan Filed: March 13, 2025
90 Day Clock Started: March 31, 2025
90 Day Deadline: June 19, 2025

Status: On-lot testing has been completed, **sewage module submission rejected by DEP.**

c. Richard L. & Brenda J. Trutt, 4 lot Minor Subdivision (lot 1- 2.86 acres; lot 2 – 4.4464 acres; lot 3 – 5.1873 acres and 6.644 acres residual, lots 1&2 located in Buffalo Twp., lot 3 located in both Buffalo and West Buffalo Twp., residual in West Buffalo Twp. only, 1235 Aikey Hill Rd., Rural Residential District. Note that the West Buffalo Twp. portion of this plan is subject to UCPC approval.

Plan Filed: November 19, 2024
 90 Day Clock Started: November 25, 2024
 90 Day Deadline: February 23, 2024

Conditional Approval Deadline: May 27, 2025

Status: Plan was granted Conditional Approval subject to sewage module, private road agreement, addition of private road notation and required plan signatures. Extension of 90-day conditional approval deadline granted February 24, 2025. No new status.

*see attachment

Agenda – April 28, 2025

Buffalo Township Planning Commission

7:00 PM - Monday

d. Amos & Nancy Stoltzfus, 1 lot Minor Subdivision, 10.74 acres, 758 Wolfland Rd., Agricultural District

Plan Filed: February 21, 2025
90 Day Clock Started: February 24, 2025
90 Day Deadline: May 25, 2025

Conditional Approval Deadline: June 29, 2025

Status: Conditional approval granted at March meeting, sewage module pending.

e. 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

Status: Stormwater review #2 from Brian Schultz* is favorable to a conditional approval, however no new information has been received regarding E&S/NPDES from DEP & UCCD. Zoning officer comments are favorable. The Solicitor will need to prepare Stormwater and Improvement Guarantee Agreements for this project.

6. Old Business

- a. Rail Trail
- b. Other

7. New Business

a. Review of Special Exception Application* from Ben Dietrich to establish a Commercial Recreation/Golf Use in the Agriculture District at 418 Snake Hill Rd.

b. 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

c. Other –

8. Adjourn

*see attachment