

Agenda – July 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 – June 2025*
4. Zoning & Planning Administrator's Reports – June 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.
 - b. **MSP Properties of PA (Mifflinburg Tractor Supply), Land Development Plan for Commercial/Retail Store, Old Turnpike Rd., Urban Fringe District**

Plan Filed: March 13, 2025
 90 Day Clock Started: March 31, 2025
 90 Day Deadline: June 19, 2025
 Conditional Approval Deadline: **Sept. 27, 2025**
Status: All conditions met, plans signed and recorded. Project will be monitored for sw improvements.
 - 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, extended to **Sept. 27, 2025**
Status: All conditions met, plans signed. File closed.
 - d. **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 signed and recorded. Project will be monitored for sw improvements.

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- e. **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
 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 attached, mostly administrative items. Incompleteness Letter* issued by UCCD primarily due to wetland issues. Zoning Officer review not yet received. **No new status. Note 90 day deadline corresponds to the date of our August meeting.**

- f. **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:

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. Zoning Officer review is required. **Technical Deficiency issued by UCCD***

- g. **George & Beverly Lloyd , 2369 Johnson Mill Rd., Single Flag Lot Subdivision Plan, Agriculture District**

Plan Filed: June 30, 2025
 90 Day Clock Started: June 30, 2025
 90 Day Deadline: September 28, 2025
 Conditional Approval Deadline: September 28, 2025

Status: Conditional approval granted June 30th pending county and zoning reviews, private road agreement, & signatures. **All conditions met, plans signed, file closed.**

- h. **Harvey & Lizzy Sensenig & Aaron and Annette Sensenig, Dual Add-on Subdivision, Beaver Run Rd., Agriculture District**

Plan Filed: June 30, 2025
 90 Day Clock Started: June 30, 2025
 90 Day Deadline: September 28, 2025
 Conditional Approval Deadline: September 28, 2025

Status: Conditional approval granted June 30th pending county and zoning reviews & signatures. **All conditions met, plans signed, file closed.**

- i. **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
 Conditional Approval Deadline:

Status: **Zoning Officer review is required. Incompleteness Letter issued by UCCD.* Letter #1 from Brian Schultz attached* with many technical comments.**

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- j. 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
 Conditional Approval Deadline:

Status: **Zoning Officer review is required. Incompleteness Letter issued by UCCD.* Letter #1 from Brian Schultz attached* with many technical comments.**

- k. **Mifflinburg Stadium Project Sketch Plan, Located east of Mifflinburg Middle School, Mifflinburg Borough and Buffalo Township, Urban Fringe District**

Plan Filed:
 90 Day Clock Started:
 90 Day Deadline:
 Conditional Approval Deadline:

Status: The proposed stadium is situated entirely within the Borough, however parking and access drives extend into Buffalo Township. Stormwater is an issue affecting the Township.

6. Old Business

- a. Waiver Request for Stoltzfus Ag Building Project *
- b. Rail Trail
- c. Other

7. New Business

- 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