

Buffalo Township Planning Commission

JANUARY MEETING MINUTES

The Buffalo Township Planning Commission held their regular monthly meeting on January 26, 2026 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
John David Martin
Kennith Mitstifer
William Seigel
Mark Wehr
Secretary, Tammy Wagner

Absent:

Guests:

Alan Wagner
Nichole Mendinsky
Ken Dady
Jeremiah Allen
Garrett Enders

Visitors:

One was present

1. **Chairman, Doug Hovey called the meeting to order followed by the Pledge of Allegiance to the American Flag.**

1. **Reorganization-Election of Officers for 2026**

- a. Secretary Tammy Wagner asked for nominations for Chairman.

William Seigel made a motion and was seconded by James Brubaker nominating Doug Hovey for Planning Commission Chairman.

Motion passed unanimously.

- b. Secretary Tammy Wagner asked for nominations for Vice Chairman.

James Brubaker made a motion and was seconded by Alan Ard nominating John Zechman for Planning Commission Vice Chairman.

Motion passed unanimously.

- c. Secretary Tammy Wagner asked for nominations for Signature Secretary.

Mark Wehr made a motion and was seconded by John Zechman nominating John David Martin for Planning Commission Signature Secretary.

Motion passed unanimously.

2. **Visitors**

No comment

3. **Approve Minutes – November 24, 2025**

Mark Wehr made a motion, seconded by James Brubaker to accept the October 24, 2025 Minutes.

Motion passed unanimously.

4. **Zoning & Planning Administrator's Reports**

No comment

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5. Subdivision and Land Development

- a. The following projects will be monitored for stormwater improvements.
 - A+ Office Outlet Land Development, Old Turnpike Rd.
 - Mark Bender Ag Land Development, Church Rd.
 - Joseph Z. and Heidi A. Hoover Layer Houses. -current guarantee amount \$148,448.00
 - Ivan Stoltzfus Poultry Barn, 758 Wolfland Td.
 - MSP Properties of PA (Mifflinburg Tractor Supply), Old Turnpike Rd.
 - Elvin Zimmerman Ag Buildings, Fairfield Rd.
 - M.R. Garage Doors, Land Development, Johnson Mill Rd.
 - Darvin L., Judith L. & Nelson Martin, New Berlin Mt. Rd.
 - Alvin Zimmerman Ag Operation, Col. John Kell Rd.

- b. Alvin Zimmerman Ag Operation, Land Development, Two 71 x 428 ft. poultry barns 7467 Col. John Kelly Rd., Agricultural District
NPDES secured, plans signed and recorded. Plan to be monitored for stormwater compliance.

- 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
Need revised drawing, signatures and PennDOT review.
No action taken.

- d. 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
Plans signed and recorded. Plan to be monitored for stormwater compliance.

- e. Kenneth H. & Linda S. Rishel, Add-on Subdivision (addition to Daniel P. & Beth N. Marks), Church Rd. (Cowen), Village District
William Seigel made a motion, seconded by John Zechman to grant conditional approval subject to signatures.
Motion passed unanimously.

- f. Logan D. & Janae R. Stoltzfus Land Development, 9600 ft² Ag Building Project, 1925 Buffalo Rd. Agriculture District
Conditional approval granted November 24, 2025, Sewage Module not yet approved.
James Brubaker made a motion, seconded by John Zechman to grant a 90-day extension to May 24, 2026.
Motion passed unanimously.

- g. Kevin Gardner Garage LDP Land Development, 3560 ft² Building Addition, 922 Buffalo Rd., Urban Fringe District.
Conditional approval granted November 24, 2025, agreements and signatures required.
James Brubaker made a motion, seconded by John Zechman to grant a 90-day extension to May 24, 2026.
Motion passed unanimously.

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- h.** 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
SEO approval conformation, SW revisions, agreements and signatures required.
James Brubaker made a motion, seconded by Mark Wehr to grant a 90-day extension to May 23, 2026.
Motion passed unanimously.
- i.** Stylianos Nikolau Xagorarakis - East/West Commercial Land Development, 19,250 ft² new construction in 2 new structures and 1 addition (barn, sheds, mobile home, quonset hut to be removed) for a net building area increase of approx. 15,000 ft², 157 Buffalo Creek Rd., Urban Fringe District
A revised plan is anticipated; no reviews are yet completed.
John David Martin made a motion, seconded by William Seigel to grant a 90-day extension to May 23, 2026.
Motion passed unanimously.
- j.** Mifflinburg Area School District, Preliminary/Final Land Development Plan Stadium Renovation, 100 Mabel St., Urban Fringe District
The review by Brian Schultz indicated a reduction in SW release rates to Buffalo Township. The project has secured the necessary utility approval from the Borough. Due to the very limited amount of development in Buffalo Township, Ms. Mendeninsky requested that the Township waive the requirement fir Improvement Guarantee and Storm Water Agreements.
James Brubaker made a motion, seconded by John Zechman to grant conditional approval pending Improvements Guarantee and Storm Water Agreements, signatures and review by the Solicitor.
Motion passed unanimously.
- k.** Nelson W. & Jessica L. Weaver 0.82- acre Minor Subdivision & Enos S. & Rache; H. Shirk 1.336 acre Lot Addition (creating a 2.156 acre lot), Church Rd., Agricultural District
DEP and Zoning approvals are pending.
No action taken.

6. Old Business

- a.** Rail Trail

James Brubaker reported that the Rail Trail Authority is planning to address the Buffalo Township Board of Supervisors requesting their continued help with maintaining the Trail. Also noted the Automatic Sensor Light at Fairground Road is now set to push button only. Plans are on track for resurfacing a portion of the Trail later this year.

- 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-

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7. New Business

- a. Membership – Replacement for Gerald Franzen

No recommendations at this time.

- 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. Conflict between Municipalities Planning Code and Township Ordinance.

William Seigel informed the Board that, according to information received from the Township Solicitor, the Buffalo Township Planning Commission is designated by ordinance as an approval body rather than a purely advisory body—an arrangement that is atypical for townships. He further noted that he had confirmed with the Board of Supervisors that Planning Commission members are, in fact, covered under the Township’s liability insurance policy. In light of the Commission’s expanded authority and corresponding responsibilities, Mr. Seigel recommended that formal training be provided to Commission members to ensure informed and effective decision-making.

Mark Wehr requested a straw poll of the members to determine their level of comfort serving in their role as an approval body. The consensus of the Commission was that the members were comfortable with this responsibility.

- d. Other –

8. Adjourn

**John Zechman made a motion, seconded by James Brubaker to adjourn the meeting.
Motion passed unanimously.**