

Buffalo Township Planning Commission

FEBRUARY MEETING MINUTES

The Buffalo Township Planning Commission held their regular monthly meeting on February 23, 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
William Seigel
Mark Wehr
Secretary, Tammy Wagner

Absent:
Kenneth Mitistifer

Guests:
Alan Wagner
Garrett Enders

Visitors:
Wayne Walker,
Buffalo Township Supervisor

1. **Chairman, Doug Hovey called the meeting to order followed by the Pledge of Allegiance to the American Flag.**
2. **Visitors**
No comment
3. **Approve Minutes – January 26, 2026**

James Brubaker made a motion, seconded by John David Martin to accept the January 26, 2026 Minutes. Motion passed unanimously.

4. **Zoning & Planning Administrator's Reports**
No comment

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 Rd.
 - 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. 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
William Seigel made a motion, seconded by Alan Ard to grant conditional approval subject to agreements and signatures.
Motion passed unanimously.

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- c. Kenneth H. & Linda S. Rishel, Add-on Subdivision (addition to Daniel P. & Beth N. Marks), Church Rd. (Cowen), Village District
Conditional Approval Deadline: April 26, 2026
Conditions met, plans signed, file closed.
- d. Logan D. & Janae R. Stoltzfus Land Development, 9600 ft² Ag Building Project, 1925 Buffalo Rd. Agriculture District
Conditional approval Deadline: May 24, 2026
Sewage module denied by DEP due to several “inconsistencies, applicant intends to resubmit.
No action taken.
- e. Kevin Gardner Garage LDP Land Development, 3560 ft² Building Addition, 922 Buffalo Rd., Urban Fringe District.
Conditional approval Deadline: May 24, 2026
Conditional approval granted November 2025, agreements and signatures required.
No action taken.
- f. 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
John David Martin made a motion, seconded by John Zechman to grant conditional approval subject to agreements and signatures.
Motion passed unanimously.
- g. 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.
90 Day Deadline: May 23, 2026
Revised plan under preparation
No action taken.
- h. Mifflinburg Area School District, Preliminary/Final Land Development Plan Stadium Renovation, 100 Mabel St., Urban Fringe District
Conditional Approval Deadline: April 26, 2026
Conditional approval granted January 2026, agreements and signatures required. Solicitors for Buffalo Township and Mifflinburg Borough to discuss agreements and security.
No action taken.
- i. 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.
John David Martin made a motion, seconded by James Brubaker to grant conditional approval subject to certificate of ownership and signatures.
Motion passed unanimously.

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j. Paul M. & Diana A. Schreck, 2.082 acre Minor Subdivision, 5450 Furnace Rd. Agriculture District
Not yet reviewed.
No action taken.

k. Alvin F. Yoder, Jr. & Anna A. Yoder, 10.126 acre Minor Subdivision, 1981 Braver Run Rd. Agriculture District.
Not yet reviewed.
No action taken.

6. Old Business

a. Rail Trail

James Brubaker reported that a bid for the resurfacing of the 4 mile gravel portion of the trail was accepted and work is to begin by May. The Buffalo Township Board of Supervisors agreed to continue to work on mowing/brush cutting the Trail. They will start before road projects get under way.

b. Membership-Replacement of Gerald Franzen
Current members are searching-no interest to date.

c. Meeting dates for 2026:

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

d. Other-

7. New Business

a. NONE

8. Adjourn

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