

Buffalo Township Planning Commission MARCH MEETING MINUTES

The Buffalo Township Planning Commission held their regular monthly meeting on March 30, 2026 at 7:00 PM at the Buffalo Township Municipal Building, 2115 Strickler Road, Mifflinburg, PA.

Present:	Absent:	Guests:	Visitors:
Chairman, Douglas Hovey	Alan Ard	Alan Wagner	Wayne Walker,
Vice-Chair, John Zechman		Garrett Enders	Buffalo Township
James Brubaker		Bud Schenck	Supervisor
John David Martin		Ethan Randall	Karen Wagner
Kenneth Mitistifer			
William Seigel			
Mark Wehr			
Secretary, Tammy Wagner			

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 – February 23, 2026

**James Brubaker made a motion, seconded by Mark Wehr to accept the February 23, 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
Conditional Approval Deadline: May 24, 2026
Agreements and signatures pending.
No action taken.

Buffalo Township Planning Commission
MARCH MEETING MINUTES

- c. Logan D. & Janae R. Stoltzfus Land Development, 9600 ft² Ag Building Project, 1925 Buffalo Rd. Agriculture District
Conditional approval Deadline: May 24, 2026
Sewer module approved. Agreements and signatures are pending.
No action taken.
- d. Kevin Gardner Garage LDP Land Development, 3560 ft² Building Addition, 922 Buffalo Rd., Urban Fringe District.
Conditional approval Deadline: May 24, 2026
Agreements and signatures pending.
No action taken.
- e. 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
Conditional approval deadline: May 24, 2026
Agreements and signatures pending.
No action taken.
- f. 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 received, additional updates anticipated. Second Stormwater and zoning reviews received. DEP permits pending.
No action taken.
- g. Mifflinburg Area School District, Preliminary/Final Land Development Plan Stadium Renovation, 100 Mabel St., Urban Fringe District
Conditional Approval Deadline: April 26, 2026
Request submitted for Buffalo Township to MASD has submitted a request for Buffalo Twp. to waive all agreements. Solicitor recommends waiver of Improvement Guarantee Agreement but not the Stormwater Management Agreement.
Mark Wehr mad a motion, seconded by Kenneth Mitstifer to waive the Improvement Guarantee and NOT the Stormwater Management Agreement.
Motion passed unanimously.
- h. 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.
Conditional Approval Deadline: May 24, 2026
All conditions met, plans signed, file closed.

**Buffalo Township Planning Commission
MARCH MEETING MINUTES**

- i. Paul M. & Diana A. Schreck, 2.082 acre Minor Subdivision, 5450 Furnace Rd. Agriculture District
Plan meets all §304 requirements. Sewage module approved. Zoning clearance received. William Seigel made a motion, seconded by James Brubaker to grant conditional approval subject to Agreements and Signatures. Motion passed unanimously.

- j. Alvin F. Yoder, Jr. & Anna A. Yoder, 10.126 acre Minor Subdivision, 1981 Braver Run Rd. Agriculture District.
Plan meets all §304 requirements. Zoning clearance received. John David Martin made a motion, seconded by William Seigel to grant conditional approval subject to Agreements and Signatures. Motion passed unanimously.

- k. PlayPower (Buffalo Valley Industrial LLC) Sketch Plan, 125,000 ft² Warehouse Addition, Parking Expansion and Stormwater Facilities, 1000 Buffalo Rd. Urban Fringe District
Plan presented by Bud Schenck. No action taken.

- l. Buffalo Valley Produce Auction, Request for Interpretation, Violet Rd., Agriculture District
A LD plan for a 700 x150 ft building was approved including Agreements in April 2018. However, the plan and agreements were not recorded. A zoning permit was issued for a 600 x 150 ft building. Presently they want to add an additional 100 x 150 ft. as designed on the original plan however, there is no recorded plan to authorize it. There is no record of an inspection of the SW facilities. The fiscal guarantee by Farm Credit expired after 2 years. Awaiting Solicitor recommendation.

6. Old Business

- a. Rail Trail
James Brubaker reported that a rehab of all 6 miles of the trail will begin at the West End.

- b. Membership-Replacement of Gerald Franzen
Mike Noll is interested and will present at the April 6th Supervisor meeting.

- 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

The BT Board of Supervisors requested recommendations from the PC regarding the current Solar Ordinance. The Ordinance is outdated and needs to be revised. Garrett Enders will provide copies of other Townships' Solar Ordinance for comparison. Mark Wehr offered to contact PSATS regarding Solar. William Seigel will research educational opportunities for the Planning Board. A recommendation will be provided to the Supervisors pending further study and discussion.

8. Adjourn

Mark Wehr made a motion, seconded by Kenneth Mitistifer to adjourn the meeting. Motion passed unanimously.