

**Agenda – March 30, 2026
7:00 PM – Monday**

Buffalo Township Planning Commission

1. Call to Order
2. Public Comment – sign in is required to be recognized
3. Approve Minutes – February 2026*
4. Zoning & Planning Administrator’s Reports – February 2026*
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. & Heidi A. Hoover Layer Houses. –current guarantee amount \$148,448.
 - Ivan Stoltzfus Poultry Barn, 758 Wolfland Rd.
 - MSP Properties of PA (Mifflinburg Tractor Supply), Old Turnpike Rd.
 - Elvin Zimmerman Agricultural 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 Kelly Rd.
 - Darvin L., Judith L. & Nelson Martin, 3285 New Berlin Mt. 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**

Plan Filed: June 23, 2025
 90 Day Clock Started: June 30, 2025
 90 Day Deadline: September 28, 2025, extension granted to December 27, 2025, 2nd extension to March 27, 2026
 Conditional Approval Deadline: May 24, 2026
 Status:

 - 1. Conditional approval granted at February 2026 meeting subject to agreements and PC signatures.**
 - 2. Agreements have been prepared but not yet signed.**
 - c. Logan D. & Janae R. Stoltzfus Land Development, 9600 ft² Ag Building Project, 1925 Buffalo Rd. Agriculture District**

Plan Filed: October 8, 2025
 90 Day Clock Started: October 27, 2025
 90 Day Deadline: January 25, 2026
 Conditional Approval Deadline: February 23, 2025, extension granted to May 24, 2026
 Status: **After 3 denials the sewage module has been approved by DEP. Agreements and signatures are pending.**
 - d. Kevin Gardner Garage LDP Land Development, 3560 ft² Building Addition, 922 Buffalo Rd., Urban Fringe District**

Plan Filed: November 18, 2025
 90 Day Clock Started: November 24, 2025
 90 Day Deadline: February 22, 2026
 Conditional Approval Deadline: February 23, 2025, **extension granted to May 24, 2026**

*see attachment

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Status: 1. Conditional approval granted at November 2025 meeting subject to minor corrections, agreements and signatures. 2. **Agreements and signatures are pending.**

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

Plan Filed: November 18, 2025
 90 Day Clock Started: November 24, 2025
 90 Day Deadline: February 22, 2026, May 23, 2026
 Conditional Approval Deadline: **May 24, 2026**

Status: **Conditional approval granted February 23, 2026 subject to Agreements and signatures which are pending.**

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

Plan Filed: November 18, 2025
 90 Day Clock Started: November 24, 2025
 90 Day Deadline: February 22, 2026, **May 23, 2026**
 Conditional Approval Deadline:

Status:

1. The applicant's engineer advises that a revised plan is under preparation, adding a Brogail Lane connection to improve truck circulation to the premises.
2. **Revised plan received March 26, 2026, not yet reviewed.**
3. **Stormwater review is generally favorable although a second review is anticipated*, zoning review received*, DEP permits not yet received.**

g. Mifflinburg Area School District, Preliminary/Final Land Development Plan Stadium Renovation, 100 Mabel St., Urban Fringe District

Plan Filed: January 6, 2026
 90 Day Clock Started: January 26, 2026
 90 Day Deadline: April 26, 2026
 Conditional Approval Deadline: **April 26, 2026**

Status:

1. Conditional approval granted at April meeting subject to agreements and signatures.
2. **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.**
3. **Conditional approval deadline should be extended.**

h. Nelson W. & Jessica L. Weaver 0.820 acre Minor Subdivision & Enos S. Rachel H. Shirk 1.336 acre Lot Addition (creating a 2.156 acre lot), Church Rd. Agriculture District

Plan Filed: January 16, 2026
 90 Day Clock Started: January 26, 2026
 90 Day Deadline: April 26, 2026

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Conditional Approval Deadline: May 24, 2026

Status:

- 1. **Conditional approval granted at February meeting**
- 2. **All conditions met, plans signed, file closed**

i. Paul M. & Diana A. Schreck. 2.082 acre Minor Subdivision 5450 Furnace Rd. Agriculture District

Plan Filed: February 19, 2026

90 Day Clock Started: February 23,2026

90 Day Deadline: May 24, 2026

Conditional Approval Deadline:

Status:

- 1. **Plan meets all §304 requirements.**
- 2. **Sewage module approved*.**
- 3. **Zoning clearance received*.**

j. Alvin F. Yoder Jr. & Anna A. Yoder, 10.00 acre Minor Subdivision, 1981 Beaver Run Rd. Agriculture District

Plan Filed: February 19, 2026

90 Day Clock Started: February 23,2026

90 Day Deadline: May 24, 2026

Conditional Approval Deadline:

Status:

- 1. **Plan meets all §304 requirements.**
- 2. **Zoning clearance received*.**

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 Filed:

90 Day Clock Started:

90 Day Deadline:

Conditional Approval Deadline:

Status:

l. Buffalo Valley Produce Auction, Request for Interpretation, Violet Rd., Agriculture District

Plan Filed:

90 Day Clock Started:

90 Day Deadline:

Conditional Approval Deadline:

Status:

- 1. 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. Is this an instance where a resolution by the Supers would suffice or should they reapply as a new LD?
- 2. Awaiting Solicitor recommendation

*see attachment

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6. Old Business

- a. Rail Trail
- b. Membership – Replacement for Gerald Franzen
- c. Meeting dates for 2026:

Jan 26	Feb 23	Mar 30	Apr 27	May 26 (Tues)	Jun 29
Jul 27	Aug 31	Sept 28	Oct 26	Nov 23	Dec - N/A

- d. Other

7. New Business

- a. Buffalo Township Solar Regulations
- b. We have been asked by the Supervisors to review existing Buffalo Township Solar Regulations, specifically how they impact agricultural land. If you wish to study ahead of the meeting the existing provisions are found in BTZO §502 (10) & (11) and §623. Applicable definitions are found in §202. A handout will be presented at the meeting.
- c. Other –

8. Adjourn