

Buffalo Township Planning Commission

APRIL MEETING MINUTES

The Buffalo Township Planning Commission held their regular monthly meeting on April 27, 2026 at 7:00 PM at the Buffalo Township Municipal Building, 2115 Strickler Road, Mifflinburg, PA.

Present:	Absent:	Guests:	Visitors:
Chairman, Douglas Hovey		Alan Wagner	Todd Oberdorf, BT
Vice-Chair, John Zechman		Kolden Kosmer	Supervisor
Alan Ard			
James Brubaker			
John David Martin			
Kenneth Mitistifer			
Michael Noll			
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. **Chairman Hovey introduce and welcomed Michael Noll as the new Commission Member.**
3. **Visitors – Three in attendance**
No comment
4. **Approve Minutes – March 30, 2026**

James Brubaker made a motion, seconded by John David Martin to accept the March 30, 2026 Minutes. Motion passed unanimously.

5. **Zoning & Planning Administrator’s Reports**
No comment

6. **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.
 - Daniel J. & Sarah L. Sanders Ag Operation, 255 Aikey Hill Rd.
 - Logan D. & Janae R. Stoltzfus Land Development, 1925 Buffalo 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
Agreements completed, plans signed, added to sw inspection list.
- c. Logan D. & Janae R. Stoltzfus Land Development, 9600 ft² Ag Building Project, 1925 Buffalo Rd.
Agriculture District
Agreements completed, plans signed, added to sw inspection list.

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- d. Kevin Gardner Garage LDP Land Development, 3560 ft² Building Addition, 922 Buffalo Rd., Urban Fringe District.
Plans updated, agreements prepared, fiscal guarantee and signatures are pending.
Mr Gardner will contact the solicitor regarding the fiscal guarantee.
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
Plans updated, agreements prepared, 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
Alan Wagner requested a 65 day extension to the July meeting.
James Brubaker made a motion, seconded by Alan Ard to approve a 65-day extension.
Motion passed unanimously.

- g. Mifflinburg Area School District, Preliminary/Final Land Development Plan Stadium Renovation, 100 Mabel St., Urban Fringe District
Conditional Approval Deadline: April 26, 2026
Stormwater Maintenance Agreement with Buffalo Township has been executed and plans have been signed.
File closed.

- h. Paul M. & Diana A. Schreck, 2.082 acre Minor Subdivision, 5450 Furnace Rd. Agriculture District
All conditions met, plans signed, file closed.

- i. Alvin F. Yoder, Jr. & Anna A. Yoder, 10.126 acre Minor Subdivision, 1981 Braver Run Rd. Agriculture District.
Plans signed. File closed.

- j. Buffalo Valley Produce Auction, Request for Interpretation, Violet Rd., Agriculture District
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. Solicitor advises that 8 years is too long ago for a resolution, therefore a new submission is required.

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William Seigel made a motion, seconded by Alan Ard to grant conditional approval pending signatures, Maintenance Agreement and Stormwater Inspection by the Engineer and to waive the review fee pending payment of inspection fee.

Motion passed unanimously.

- k. Buffalo Valley Beverage Land Development; Preliminary/Final Land Development Plan for Addition & Renovations, 8660 Old Turnpike Rd., Urban Fringe District
John David Martin made a motion, seconded by James Brubaker to grant conditional approval subject to zoning review and signatures. Will advise HRG if PennDOT permit should be required or necessary.
Motion passed unanimously.

- l. Wildflower Village Condominium Associates, Final Add-on Subdivision Plan (0.091 & 0.211 acres), Airport Rd., Urban Fringe District
John David Martin made a motion, seconded by Kenneth Mitistifer to approve the Add-on Subdivision Plan for Wildflower Village Condominium Associates, pending zoning review and signatures.
Motion passed unanimously.

- m. John W. & Joanna B. Hoover, 1734 Hoffa Mill Rd., Land Development Exemption Request, Agriculture District
John David Martin made a motion, seconded by Alan Ard to grant the request for exemption from Land Development Plan requirements. A Demolition Bond of 110% is required.
Motion passed unanimously.

7. Old Business

- a. Rail Trail
James Brubaker reported that the resurfacing of the trail is underway. He also stated that William Schooley was hired as Trail Manager. He has started clear cutting at the east end of the trail. He will work with landowners by putting the brush on piles for them to burn.

- b. Training Update
William Seigel said that he reached out to Shawn McGlaughlin regarding training for Planning Commission Members. Shawn gave him two options to present to the Commission.
 - 1. **The State Organization could provide a day of training and Shawn would gladly facilitate that training,**
 - 2. **Shawn McGlaughlin could develop a county wide training which could be held in a day or over a period of several days.****The Commission members are in favor of County Based training. They would prefer a winter session over the course of several evenings. William will present to the Board of Supervisors for their consent.**

- c. Solar Regulation Update
Doug reported that he was in contact with Solicitor Brudecki who agreed that our Solar Ordinance is obsolete. East Buffalo Township's Solar Ordinance is very similar to ours. They had a review by PSATS' Solar Expert, Tom Murphy. He had 10 recommendations which were adopted by EBT and put into an updated Solar Ordinance. The Commission will review those recommendations and then present their ideas to the Board of Supervisors.

- d. Tractor Supply Update
There was much discussion regarding the status of the Tractor Supply Building. There is concern over possible inconsistencies between the plan and the actual construction. How to address these concerns and who does the inspections was the major discussion.

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e. 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

f. Other

8. New Business

None

9. Adjourn

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