

Buffalo Township Planning Commission MAY MEETING MINUTES

The Buffalo Township Planning Commission held their regular monthly meeting on May 26, 2026 at 7:00 PM at the Buffalo Township Municipal Building, 2115 Strickler Road, Mifflinburg, PA.

Present:	Absent:	Guests:	Visitors:
Chairman, Douglas Hovey	James Brubaker	Ethan Randall	Todd Oberdorf, BT
Vice-Chair, John Zechman	John David Martin	Buddy Schenck	Supervisor
Alan Ard	Kenneth Mitistifer		Wayne Walker, BT
William Seigel	Michael Noll		Supervisor
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. Michael Manbeck, 426 Airport Rd, Lewisburg, presented to the Commission a formal request for a Land Development Exemption for a 50' x 90' pole barn.
William Seigel made a motion, seconded by Alan Ard to grant a Land Development Waiver to Mike Manbeck for the proposed accessory building,
Motion passed unanimously.

3. Visitors – Three in attendance
No comment

4. Approve Minutes – April 27, 2026

Mark Wehr made a motion, seconded by Alan Ard to accept the April 27, 2026 Minutes with the addition of the introduction of new member Michael Noll and adding his name to the list of members present.
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. & 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.
- Daniel J. & Sarah L. Sanders Ag Operation, 255 Aikey Hill Rd.
- Logan D. & Janae R. Stoltzfus Land Development, 1925 Buffalo Rd.
- Kevin Gardner Garage LDP Land Development, 922 Buffalo Rd.

b. Kevin Gardner Garage LDP Land Development, 3560 ft² Building Addition, 922 Buffalo Rd., Urban Fringe District.
Conditions met, plans signed, added to inspection list.

Buffalo Township Planning Commission

MAY MEETING MINUTES

- c. 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
Subject to Agreements and signatures which are still pending. A revised OPC necessitates amending of agreements.
William Seigel made a motion, seconded by Alan Ard for Doug Hovey to obtain a written request for a deadline extension.
Motion passed unanimously.
- d. 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: February 22, 2026, May 23, 2026, **July 27, 2026**
No action taken.
- e. Alvin F. Yoder, Jr. & Anna A. Yoder, 10.126 acre Minor Subdivision, 1981 Braver Run Rd. Agriculture District.
Plans signed. File closed.
- f. Buffalo Valley Produce Auction, Request for Interpretation, Violet Rd., Agriculture District
Status: 1. Unrecorded plan from 2018. 2. Conditional approval granted April 27, 2026 with waiver of application fee but subject to sw inspection, reimbursement of inspection fee, new plan set, agreements, and signatures. An inspection report from Brian Schultz was provided detailing several maintenance issues to be addressed.
No action taken.
- g. Buffalo Valley Beverage Land Development; Preliminary/Final Land Development Plan for Addition & Renovations, 8660 Old Turnpike Rd., Urban Fringe District
Plan Filed: April 24, 2026
Conditional Approval Granted: April 27, 2026
Conditional Approval Deadline: July 26, 2026
Conditions include signatures, engineer advised that a Penndot permit may be required.
No action taken.
- h. Wildflower Village Condominium Associates, Final Add-on Subdivision Plan (0.091 & 0.211 acres), Airport Rd., Urban Fringe District
Conditions met, pending signatures.
No action taken.

Buffalo Township Planning Commission

MAY MEETING MINUTES

- i. John W. & Joanna B. Hoover, 1734 Hoffa Mill Rd., Land Development Exemption Request, Agriculture District
Status: Applicant granted an exemption from Land Development Plan requirement for the replacement of a Steer Barn. Demolition agreement received in the amount of \$1100,00. E&S Plan and zoning permit to be administered by ZO.
No action taken.

- j. **Buffalo Industrial. LLC Warehouse Addition, 125,000 ft² and parking lot expansion, 1000 Buffalo Rd., Urban Fringe District**
Status: Plan under review for SW, Zoning, Floodplain Impacts, Sewage facilities, E&S, NPDES
Review of the plan with modifications presented by Engineer, Ethan Randall, Mid-Penn Engineering Corp.
No action taken.

1. Old Business

- a. Rail Trail
No report
- b. Training Update
William Seigel said that the Buffalo Township Supervisors are in favor of training for the Planning Commission Members and support local training over the winter through the County. Shawn McGlaughlin will facilitate the course.
- c. Solar Regulation Update
Doug Hovey presented a sample Ordinance using East Buffalo Township's Ordinance as a guide. Further consideration is needed. The Commission Members will study the draft Ordinance and hold further discussion at an upcoming meeting. A significant issue is the limitation on the amount of Class I and Class II prime agricultural soil that may be utilized in the Agricultural District for PSES (Principal Solar Energy System).
- d. Tractor Supply Update
Discussion was held concerning the timeliness of conducting an Inspection of the Tractor Supply site as the project nears completion. William Seigel made a motion, seconded by Mark Wehr for the Chairman to set up an inspection go the Tractor Supply project to the following three conditions: 1) notify Solicitor, 2) inspection to be conducted by Brian Schultz, P.E. and 3) that MSP be notified prior to conduction the inspection. inspection of the Tractor Supply site and then instruct Brian to do the inspection.
Motion passed unanimously.
- 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

**Buffalo Township Planning Commission
MAY MEETING MINUTES**

2. New Business

None

3. Adjourn

Alan Ard made a motion, seconded by John Zechman to adjourn the meeting.

Motion passed unanimously.

Respectfully,

**Tammy Wagner
Secretary**