

Buffalo Township Planning Commission

JUNE MEETING MINUTES

The Buffalo Township Planning Commission held their regular monthly meeting on June 29, 2026 at 7:00 PM at the Buffalo Township Municipal Building, 2115 Strickler Road, Mifflinburg, PA.

Present:	Absent:	Guests:	Visitors:
Vice-Chair, John Zechman	Chairman, Douglas Hovey	Bud Schenck	Todd Oberdorf, BT
Alan Ard	Kenneth Mitistifer		Supervisor
James Brubaker			Garrett Enders, Zoning
John David Martin			Officer
Michael Noll			
William Seigel			
Mark Wehr			
Secretary, Tammy Wagner			

1. **Vice-Chairman, John Zechman called the meeting to order followed by the Pledge of Allegiance to the American Flag.**

2. **Visitors – None**

3. **Approve Minutes – May 26, 2026**

**Alan Ard made a motion, seconded by John David Martin to accept the May 26, 2026 Minutes.
Motion passed unanimously.**

4. **Zoning 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. **Inspected, in good order, BTS notified to cancel fiscal guarantee**
- 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. **See inspection report***
- Elvin Zimmerman Agricultural Buildings, Fairfield Rd. **Inspected, in good order, BTS notified to cancel fiscal guarantee**
- M.R. Garage Doors, Land Development, Johnson Mill Rd. **Inspected, in good order, BTS notified to cancel fiscal guarantee**
- 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.

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- b. 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
Status: Conditional approval granted February 23, 2026 subject to Agreements and signatures which are still pending. A revised OPC necessitates amending of agreements. It is my understanding that the DTA have recently made a staff change for the person managing this project. The revised agreements have now been directed to the new individual in charge by Solicitor Brudecki.
After discussion regarding an extension request it was decided that the Secretary will consult with Solicitor Brudecki for guidance.
- c. 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**
New plans submitted.
- d. Buffalo Valley Produce Auction, Request for Interpretation, Violet Rd., Agriculture District
Conditional Approval Deadline: July 26, 2026
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. 3. A contractor's bid was submitted to correct issues noted in the inspection, corrections have been performed. A re-inspection should be performed. 4. A new question exists concerning impervious coverage calculations.
Request for extension of the Conditional Approval was submitted today.
John David Martin made a motion, seconded by Mark Wehr to grant a 90 day extension of the Conditional Approval to September 27, 2026.
Motion passed unanimously.
- e. Buffalo Valley Beverage Land Development; Preliminary/Final Land Development Plan for Addition & Renovations, 8660 Old Turnpike Rd., Urban Fringe District
Conditional Approval Deadline: July 26, 2026
Status: Final plan has not yet been presented for signatures. All other conditions met. The engineer will be providing adequate copies of the plans for signatures.
Request for extension of the Conditional Approval was submitted today.
John David Martin made a motion, seconded by James Brubaker to grant a 90 day extension of the Conditional Approval to September 27, 2026.
Motion passed unanimously.

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- f. Wildflower Village Condominium Associates, Final Add-on Subdivision Plan (0.091 & 0.211 acres), Airport Rd., Urban Fringe District

Conditional Approval Deadline: July 26, 2026

Conditions met, pending signatures. Additional copies requested. Conditional approval date expires before our July meeting.

No action taken.

- g. Buffalo Industrial. LLC Warehouse Addition, 125,000 ft² and parking lot expansion, 1000 Buffalo Rd., Urban Fringe District

90 Day Deadline: August 24, 2026, 2026

Status: Plan under review for SW, Floodplain Impacts, Sewage facilities, E&S, NPDES

John David Martin made a motion, seconded by Alan Ard to grant 90 day conditional approval to September 27, 2026 pending Penn Core reference letter, Sewage facilities, E&S, NPDES.

Motion passed unanimously.

6. Old Business

- a. Rail Trail

Resurfacing project and trimming to be completed by the end of June.

- b. Solar Regulation Update

– §623 (existing Zoning) currently allows 20% of the solar project to be on Class I and Class II soils when in the Agriculture District. The standard in regional zoning ordinances ranges from 10% to 20%.

The Board's recommendation is 5%. The Secretary will notify the solicitor.

- c. Tractor Supply Update

Mark Wehr made a motion, seconded by William Seigel to submit the entire inspection report to MSP. Motion passed unanimously.

Brian Shultz sent inspection report was sent to MSP. Corrections are being worked on.

- d. 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

- e. Other

7. New Business

- a. Data Centers –

Mark Wehr attended the public meeting and reported the speaker was a Penn State Representative who provided lots of information rather rapid fire. There was also a Speaker from Loudoun County, VA which is a huge data center area in the East. He had a list of advisory questions to ask if there is a proposed Data Center. Cryptocurrency and Data Mining Operations are a Permitted Use only in the Commercial Manufacturing zoning district of Buffalo with one-acre minimum lot size. (Ordinance 25-02). This is not yet in our zoning book.

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b. SLD Ordinance Amendment –

The BTS have apparently decided to assume SLD approval authority from Township the BTPC. A draft Ordinance was provided for the information of the Planning Commission.

c. Other –

8. Adjourn

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

Respectfully,

**Tammy Wagner
Secretary**