

Agenda – June 29, 2026

7:00 PM – Tuesday

Buffalo Township Planning Commission

1. Call to Order
2. Public Comment – sign in is required to be recognized
3. Approve Minutes – May 26, 2026*
4. Zoning & Planning Administrator's Reports – May 2026*
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.
 - 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**

Plan Filed: November 18, 2025
 Conditional Approval Granted: February 23, 2026
 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.**
 - c. **Stylianios 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, **July 27, 2026**
 Conditional Approval Deadline:
 Status:

 1. **The access road for this project is reportedly being re-designed to connect to Old Turnpike Rd. rather than to Buffalo Creek Rd. Revised plans are anticipated but none yet received. The deadline for action on this project is good until the date of our July meeting.**

*see attachment

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d. Buffalo Valley Produce Auction, Violet Rd., Agriculture District

Conditional Approval Granted: April 27, 2026:

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. Conditional approval date expires before our July meeting.**

e. Buffalo Valley Beverage Land Development; Preliminary/Final Land Development Plan for Addition & Renovations, 8660 Old Turnpike Rd., Urban Fringe District

Plan Filed: April 13, 2026

Conditional Approval Granted: April 27, 2026:

Conditional Approval Deadline: July 26, 2026

Status: **Final plan has not yet been presented for signatures. All other conditions met. The engineer for this project was on vacation at the time the agenda prepared, conditional approval date expires before our July meeting.**

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

Plan Filed: April 24, 2026

Conditional Approval Granted: April 27, 2026:

Conditional Approval Deadline: July 26, 2026

Status: **An insufficient number of copies were presented for signatures. Additional copies requested. All other conditions met. Conditional approval date expires before our July meeting.**

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

Plan Filed: May 11, 2026

90 Day Clock Started: May 26, 2026

90 Day Deadline: August 24, 2026

Conditional Approval Deadline:

Status: Plan under review for SW, Zoning, Floodplain Impacts, Sewage facilities, E&S, NPDES. **The date for action on this project currently extends until our July 27, 2026 meeting.**

6. Old Business

- a. Rail Trail
- 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%. My recommendation would be 5% or 10%. A draft amendment is attached*.
- c. Tractor Supply Update – MSP should be directed to address “the Action Items” in the Inspection Report. *

*see attachment

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d. 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

e. Other

7. New Business

- a. Data Centers – Did anyone attend the public meeting on this topic? Cryptocurrency and Data Mining Operations are a Permitted Use only in the Commercial Manufacturing zoning district of Buffalo Township with one-acre minimum lot size. (Ordinance 25-02). This is not yet in our zoning book.
- b. SLD Ordinance Amendment – The BTS have apparently decided to assume SLD approval authority from the BTPC. I believe this will require a public hearing to implement. I have not seen anything official in this regard.
- c. Other –

8. Adjourn