

Buffalo Township Planning Commission JULY MEETING MINUTES

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

Present: Chairman, Douglas Hovey Vice-Chair, John Zechman Alan Ard James Brubaker John David Martin Kenneth Mitistifer Michael Noll William Seigel Mark Wehr Secretary, Tammy Wagner Garrett Enders, Zoning Officer	Absent:	Guests: Alan Wagner Joel Reiff Daniel Reiff Tim Yoder Ken Estep Residents: Jamie Noll Eric Scheimreif
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1. **Chairman, Doug Hovey called the meeting to order followed by the Pledge of Allegiance to the American Flag.**
2. **Noll Wedding Venue, Lot consolidation, conversion of existing barn, addition of parking lot and sw improvements, 1492 Dreisbach Church Rd., Agriculture District**
Plan Filed: July 29, 2026
90 Day Deadline: Oct. 25, 2026
Status: Plan under review for zoning, stormwater, E&S, on-lot sewage and PennDOT HOP. Component 2 sewage module required.
Joel Reiff, Engineer, requested to be first on the agenda as he has two meetings to attend tonight. He hopes to have everything in order for Approval at the next meeting.
No Action Taken.
3. **Public Comment**

Eric Scheimreif presented a sketch plan to the Commission to make sure that he was doing what would be required to proceed with his plan.
4. **Approve Minutes – June 29, 2026**

James Brubaker made a motion, seconded by Kenneth Mitstifer to accept the June 29, 2026 Minutes.
Motion passed unanimously.
5. **Zoning Administrator’s Reports**
No comment
6. **Subdivision and Land Development**
 - a. The following projects will be monitored for stormwater improvements:
 - 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.
 - Darvin L., Judith L. & Nelson Martin, New Berlin Mt. Rd.
 - Alvin Zimmerman Ag Operation, Col. John Kelly Rd.

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- 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

Conditional Approval Deadline: May 24, 2026

Status: **Conditional approval granted February 23, 2026 subject to Agreements and signatures which remain unsatisfied possibly due to a revised OPC and/or a staff change of the person managing the project. However, applicant has failed to meet the 90 day deadline for satisfying conditional approval resulting in an “automatic revocation of the approval” per §203(3) of SALDO. Ken Estep (Mid Penn Engineer) addressed the Commission regarding this matter.**

After a period of discussion, John David Martin made a motion, seconded by William Seigel, due to extenuating circumstances beyond the control of the Engineer, to modify the Conditional Approval Deadline 91 days to October 26, 2026.

Motion passed unanimously.

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**

Written request presented for extension to the 90 day approval deadline.

John David Martin made a motion, seconded by Alan Ard to grant a 91 day extension to October 26, 2026.

Motion passed unanimously,

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

Conditional Approval Deadline: September 27, 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 has corrected issues noted in the inspection. 4. Impervious coverage calculation remains unresolved. 5. A stormwater management agreement will be required.

Alan Wagner informed the Commission that all of the corrections have been made with the exception of the impervious coverage calculations which he is still working on. No request for an extension at this time.

No Action taken.

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: **Conditions met, plans signed, file closed.**

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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
Status: Conditions met, plans signed, file closed.
 - g. Buffalo Industrial. LLC Warehouse Addition, 125,000 ft² and parking lot expansion, 1000 Buffalo Rd., Urban Fringe District**
Conditional Approval Deadline: September 27, 2026
Status: Zoning and sewage module approved. Plan remains under review for SW, E&S, NPDES.
Agreements and signatures will be required following SW/NPDES approval.
No Action Taken
 - h. Marcus R. & Katelyn Z. Zimmerman, 5 acre Add-on Subdivision to Tilo, 2530 Buffalo Rd., Commercial Manufacturing District**
90 Day Deadline: Oct. 25, 2026
Status: zoning review required, plan meets all applicable SLD ordinance requirements.
William Seigel made a motion, seconded by John David Martin to grant conditional approval pending zoning review and signatures.
Motion passed unanimously.
 - i. Noll Wedding Venue, Lot consolidation, conversion of existing barn, addition of parking lot and sw improvements, 1492 Dreisbach Church Rd., Agriculture District**
Moved to number 2.
 - j. Lorin D. & Cassandra D. Yoder, 71 x 480 ft. Layer House, 755 Johnson Mill Rd., Agriculture District**
90 Day Deadline: Oct. 25, 2026
Status: Plan under review for zoning, stormwater, E&S and NPDES.
No Action Taken
- 7. Old Business**
- a. Rail Trail**
Resurfacing project has been completed. Plans still underway for future crossing Rt 15. Eric Scheimreif asked if there would be consideration for planting tree in the open areas. James Brubaker explained that the Authority was in the process of removing dead trees in an effort to open up the trail and no new trees would be planted.
 - b. Tractor Supply Update**
There was discussion regarding the improvements still not made and the status of the Performance Bond. Doug Hovey will consult with Jason Brudecki, Solicitor for advice on how to proceed.
 - c. SLD Ordinance Amendment**
After much discussion Mark Wehr made a motion, seconded by John David Martin to request that the Board of Supervisors table a decision on the SLD Ordinance Update until the Planning Commission receives training and further explanation of the transition and process (specific roll of the Commission) for the future.
Motion passed with William Seigel abstaining.

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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
None

8. New Business
None

9. Adjourn
James Brubaker made a motion, seconded by John David Martin to adjourn the meeting.
Motion passed unanimously.

Respectfully,

Tammy Wagner
Secretary