

Agenda – July 27, 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 – June 29, 2026*
4. Zoning & Planning Administrator's Reports – June 2026*
5. 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. **See inspection report***
 - 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 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) has requested the opportunity to address the Commission regarding this matter.**
 - 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. I incorrectly reported in June that a road connection to Rt. 45 was under design. Brogail Lane is to be utilized as the 2nd public road connector. 2. Some building revisions are now anticipated necessitating minor stormwater revisions and a new plan set. 3. Update to fiscal guarantee and sw agreements will be required. 4. Extension recommended.**
 - d. **Buffalo Valley Produce Auction, Violet Rd., Agriculture District**

Conditional Approval Granted: April 27, 2026:
 Conditional Approval Deadline: July 26, 2026, **September 27, 2026**

*see attachment

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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. A follow-up sw inspection is required, question concerning impervious coverage calculation remains unresolved. 5. A stormwater management agreement will be required.**

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, extended to September 27, 2026

Status: **conditions met, plans signed, file closed**

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: **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

Plan Filed: May 11, 2026

Conditional Approval Granted: June 29, 2026

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.**

h. Marcus R. & Katelyn Z. Zimmerman, 5 acre Add-on Subdivision to Tilo, 2530 Buffalo Rd., Commercial Manufacturing District

Plan Filed: June 30, 2026

90 Day Clock Started: July 27, 2026

90 Day Deadline: Oct. 25, 2026

Status: zoning review required, plan meets all applicable SLD ordinance requirements.

i. 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 9, 2026

90 Day Clock Started: July 27, 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.

j. Lorin D. & Cassandra D. Yoder, 71 x 480 ft. Layer House, 755 Johnson Mill Rd., Agriculture District

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Plan Filed: July 14, 2026
 90 Day Clock Started: July 27, 2026
 90 Day Deadline: Oct. 25, 2026
 Status: Plan under review for zoning, stormwater, E&S and NPDES.

6. Old Business

- a. Rail Trail
- b. Tractor Supply Update – MSP should be directed to address “the Action Items” in the Inspection Report.
- c. SLD Ordinance Amendment (distributed at June meeting) – official opportunity to comment
- 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. Other –

8. Adjourn