

## Buffalo Township Planning Commission

### AUGUST MEETING MINUTES

The Buffalo Township Planning Commission held their regular monthly meeting on August 31, 2026 at 7:00 PM at the Buffalo Township Municipal Building, 2115 Strickler Road, Mifflinburg, PA.

|                                                                                                                                                                                                                          |                              |                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----------------------------------------------------------------------------------------------|
| Present:<br>Chairman, Douglas Hovey<br>Vice-Chair, John Zechman<br>Alan Ard<br>James Brubaker<br>John David Martin<br>Michael Noll<br>William Seigel<br>Mark Wehr<br>Secretary, Tammy Wagner<br>Secretary, Katiann Lloyd | Absent:<br>Kenneth Mitstifer | Guests:<br>Logan Weaver<br>Charles Axtman<br><br>Residents:<br>Lorin Yoder<br>Cassandra Yoder |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----------------------------------------------------------------------------------------------|

**1. Chairman, Doug Hovey called the meeting to order followed by the Pledge of Allegiance to the American Flag.**

**2. Public Comment**

None

**3. Approve Minutes – July 27, 2026**

**James Brubaker made a motion, seconded by Alan Ard to accept the July 27, 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:

-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.

-Buffalo Industrial Warehouse Addit., 1000 Buffalo Rd.

b. Alson Martin, Two 64 x 594 ft. Poultry Buildings, 95 Beaver Run Rd., Agriculture District

90 Day Deadline: November 29, 2026

Status: Plan under review for land development requirements, zoning, stormwater, E&S and NPDES.

Logan Weaver will provide Road Master, Justin Gessner with a Driveway Permit Application.

**No action taken.**

c. **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.**

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- d. **Diversified Treatment Alternative (DTA) Land Development, 1968 ft<sup>2</sup> Building Addition, 2248 ft<sup>2</sup> building redevelopment, upgraded sewage and stormwater facilities, 48 Fairfield Rd. Commercial Manufacturing District**  
Status: **Conditional approval deadline extended to October 26, 2026 as reported in minutes, no new status.**
  
- e. **Stylianios Nikolau Xagorarakis - East/West Commercial Land Development, 19,250 ft<sup>2</sup> 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 ft<sup>2</sup>, 157 Buffalo Creek Rd., Urban Fringe District**  
Status: **No new status.**  
**No Action Taken.**
  
- f. **Buffalo Valley Produce Auction, Request for Interpretation, Violet Rd., Agriculture District**  
Conditional Approval Deadline: September 28, 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.  
**John David Martin made a motion, seconded by John Zechman to extend the Conditional Approval Deadline one day to September 28<sup>th</sup>, the day of the next PC Meeting.**  
**Motion passed unanimously.**
  
- g. **Buffalo Industrial. LLC Warehouse Addition, 125,000 ft<sup>2</sup> and parking lot expansion, 1000 Buffalo Rd., Urban Fringe District**  
Status: **Conditions met, plans signed, project to be monitored for sw improvements.**
  
- h. **Marcus R. & Katelyn Z. Zimmerman, 5 acre Add-on Subdivision to Tilo, 2530 Buffalo Rd., Commercial Manufacturing District**  
Status: **Conditions met, plans signed, file closed.**
  
- i. **Noll Wedding Venue, Lot consolidation, conversion of existing barn, addition of parking lot and sw improvements, 1492 Dreisbach Church Rd., Agriculture District**  
Conditional Approval Deadline: Nov. 29, 2026  
Status: All approvals and reviews are complete including PennDOT, DEP sewage module, zoning and stormwater.  
**John Zechman made a motion, seconded by Alan Ard to grant conditional approval pending signatures and agreements.**  
**Motion passed unanimously.**

## Buffalo Township Planning Commission

### AUGUST MEETING MINUTES

#### 6. Old Business

##### a. Rail Trail

Plans are moving forward for a signalized crossing of the trail at Rt.15. PennDot has approved the design and a grant has been secured which includes retiming of the lights at Rt 45 and St Mary St, needed as a result of the project.

Trail side vegetation control is ongoing.

##### b. Tractor Supply Update

MSP should be directed to address the "Action Items" in the Inspection Report. In response to inquiry from MSP asking to approve release of the fiscal guarantee a letter was sent by Twp. Secretary officially communicating the need to address the inspection report prior to release of improvements guarantee. **John David Martin made a motion, seconded by James Brubaker to recommend that the Supervisors approve the Solicitor to contact MSP to address the "Action Items" noted in the inspection report. Motion passed unanimously.**

##### c. SLD Ordinance Amendment

**Tabled at the last Supervisor Meeting pending two recommendations by Doug Hovey:**

- **New §104(2) should be revised to read 90 days for BTPC review rather than 30 days.**
- **The signature block "Review by Township Planning Commission" should be added to §304.15, §305.10, §306.(1)(o), and §307.(1)(r).**

**Further discussion is deferred until the presentation of the updated draft of the Amended Ordinance.**

##### d. Meeting dates for 2026:

|        |        |         |        |               |           |
|--------|--------|---------|--------|---------------|-----------|
| Jan 27 | Feb 24 | Mar 31  | Apr 28 | May 27 (Tues) | Jun 30    |
| Jul 28 | Aug 31 | Sept 29 | Oct 27 | Nov 24        | Dec - N/A |

##### e. Other

**None**

#### 7. Adjourn

**Mark Wehr made a motion, seconded by John Zechman to adjourn the meeting.  
Motion passed unanimously.**

Respectfully,

**Tammy Wagner**  
Secretary