

Agenda – August 31, 2026**Buffalo Township Planning Commission****7:00 PM – Monday**

- 1) Call to Order
- 2) Public Comment – sign in is required to be recognized
- 3) Approve Minutes – July 27, 2026*
- 4) Zoning & Planning Administrator's Reports – July 2026*
- 5) Subdivision and Land Development
 - a) **Based on suggestion made by Todd Oberdorf at recent Supervisors meeting I feel it would be valuable to create a spread sheet to better tract the status of the required improvements. Information such as date of agreement, guarantee type and amount, extension, inspection and closure dates, etc. would keep a better handle on this aspect of our work. A sample handout may be available for our upcoming meeting.**

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) **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, extended to October 26, 2026**

Status: **Conditional approval deadline extended to October 26, 2026 as reported in minutes, no new status.**

- 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, October 26, 2026**

Conditional Approval Deadline:

Status: 1. Some building revisions are now anticipated necessitating minor stormwater revisions and a new plan set. 2. Update to fiscal guarantee and sw agreements will be required. 3. Extension to 90 day deadline granted to October 26, 2026. **4. No new status.**

- d) **Buffalo Valley Produce Auction, Violet Rd., Agriculture District**

Conditional Approval Granted: April 27, 2026:

*see attachment

Agenda – August 31, 2026**Buffalo Township Planning Commission****7:00 PM – Monday**Conditional Approval Deadline: July 26, 2026, **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. A follow-up sw inspection is required, question concerning impervious coverage calculation remains unresolved. 5. A stormwater management agreement will be required. **4. Time extension needed.**

e) 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: **All conditions met, plan signed, project to be monitored for sw improvements****f) Marcus R. & Katelyn Z. Zimmerman, 5 acre Add-on Subdivision to Tilo, 2530 Buffalo Rd., Commercial Manufacturing District**

Plan Filed: June 30, 2026

Conditional Approval Granted: July 27, 2026

Conditional Approval Deadline: **October 25, 2026**Status: **All conditions met, plan signed, file closed****g) 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: All approvals and reviews are complete including PennDOT, DEP sewage module, zoning and stormwater. Conditional approval recommended, signatures and agreements are outstanding.

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

Plan Filed: July 14, 2026

90 Day Clock Started: July 27, 2026

90 Day Deadline: Oct. 25, 2026

Status: Initial sw review completed, revisions submitted. Zoning, E&S & NPDES reviews are outstanding.

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

Plan Filed: August 18, 2026

90 Day Clock Started: August 31, 2026

90 Day Deadline: November 29, 2026

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

6) Old Business**a) Rail Trail**

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- 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 cancel 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.**
- c) SLD Ordinance Amendment **to establish plan approval authority by Supervisors – see handout presented at Supervisors meeting.***

The amendment was tabled pending two changes that I recommended:

- **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).**

- 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