

Agenda – October 26, 2026

7:00 PM – Monday

Buffalo Township Planning Commission

- 1) Call to Order
- 2) Public Comment – sign in is required to be recognized
- 3) Approve Minutes – September 28, 2026*
- 4) Zoning & Planning Administrator's Reports – September 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 Wolfand Rd.
 - MSP Properties of PA (Mifflinburg Tractor Supply), Old Turnpike Rd.
 - Darvin L., Judith L. & Nelson Martin, New Berlin Mt. 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.
 - Lorin D. & Cassandra D. Yoder, 755 Johnson Mill 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 as of October 21, 2026**
 - c) **Stylianios Nikolau Xagorarakis - East/West Commercial Land Development, 19,250 ft² new construction in 1 new structure and 2 additions (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: **A revised plan set was presented Sept. 28, 2026. Engineer review #3*clears this plan except for administrative items. Plan not yet approved by UCCD/PADEP. An extension may be needed.**
 - d) **Buffalo Valley Produce Auction, Violet Rd., Agriculture District**

Conditional Approval Granted: April 27, 2026:
 Conditional Approval Deadline: July 26, 2026, **September 27, 2026**
 Status: **Conditional approval expired, plan disapproved September 28, 2026**
 - e) **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

*see attachment

Agenda – October 26, 2026**Buffalo Township Planning Commission****7:00 PM – Monday**Conditional Approval Granted: **August 31, 2026**90 Day Deadline: **Nov. 29, 2026**Status: **Conditional approval granted August 31, 2026, agreements are signed. Signing of plans is pending.****f) Lorin D. & Cassandra D. Yoder, 71 x 480 ft. Layer House, 755 Johnson Mill Rd., Agriculture District**

Plan Filed: July 14, 2026

Conditional Approval Granted: September 28, 2026

Conditional Approval Deadline: December 26, 2026

Status: **Conditional approval granted September 28 with zoning, agreements and signatures outstanding. All conditions have been met and plans signed. Project added to stormwater inspection list.****g) 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: After 4 reviews this plan has received clearance from our Engineer, although administrative items remain*. This plan received a 17 item NPDES/E&S incompleteness letter from the UCCD on October 1st. A driveway permit is also outstanding. I do not recommend conditional approval w/o additional information regarding the NPDES/E&S status.

6) Old Business**a) Rail Trail****b) Tractor Supply Update – As previously reported the inspection by Brian Schultz was completed September 25, 2026 and submitted to MSP. I have no new status on this matter.****c) Update on SLD Ordinance Amendment**

A second draft of the SLD ordinance amendment* is attached for review. It has been expanded to include a zoning amendment to address a new PA solar law.

d) Subdivision Procedures

1) Update needed to reflect Alvin Zimmerman inspection and the addition of Lorin & Cassandra Yoder.

2) SLD Checklist

e) 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

f) Other**7. New Business****a. Other –****8. Adjourn**

*see attachment