

Agenda – January 26, 2025
7:00 PM – Monday

Buffalo Township Planning Commission

1. Call to Order
2. Re-organization – Election of Officers
3. Public Comment – sign in is required to be recognized
4. Approve Minutes – November 2025*
5. Zoning & Planning Administrator's Reports – November & December 2025*
6. Subdivision and Land Development
 - a. The following projects will be monitored for stormwater improvements:
 - A+ Office Outlet Land Development, Old Turnpike Rd.
 - 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.
 - Elvin Zimmerman Agricultural Buildings, Fairfield Rd.
 - M.R. Garage Doors, Land Development, Johnson Mill Rd.
 - Darvin L., Judith L. & Nelson Martin, New Berlin Mt. Rd.
 - Alvin Zimmerman Ag Operation, Col. John Kell Rd.
 - b. **Alvin Zimmerman Ag Operation, Land Development, Two 71 x 428 ft. poultry barns 7467 Col. John Kelly Rd., Agricultural District**

Plan Filed: May 7, 2025
 90 Day Clock Started: May 27, 2025
 90 Day Deadline: August 25, 2025, extension granted to November 23, 2025, 2nd extension granted to February 21, 2026
 Status: **Conditional approval granted Nov. 24, 2025, NPDES secured, plans signed and recorded. Project will be monitored for sw compliance.**
 - c. **Daniel J. & Sarah L. Sanders Ag Operation, 255 Aikey Hill Rd., 622 x 76 ft Layer House includes Manure Storage & Egg Room, Rural Residential (access road) & Agriculture (barn & sw) Districts**

Plan Filed: June 23, 2025
 90 Day Clock Started: June 30, 2025
 90 Day Deadline: September 28, 2025, extension granted to December 27, 2025, 2nd extension to March 27, 2026
 Conditional Approval Deadline:
 Status:

 1. **NPDES Permit issued January 15, 2026***
 2. **conditional approval recommended, conditions include final plan set, agreements and signatures**
 3. **This project should also have a checkoff from PennDOT.**
 - d. **Status: Darvin L., Judith L. & Nelson Martin, Dual 75 x 442 ft. Layer Houses w/ 40x40 ft. egg room and 50 x 100 manure storage, 3285 New Berlin Mt. Rd., Agriculture District**

Plan Filed: June 23, 2025
 90 Day Clock Started: June 30, 2025
 90 Day Deadline: September 28, 2025, deadline extended to December 27, 2025

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Status: Plans signed and recorded, project will be monitored for sw compliance

e. Kenneth H. & Linda S. Rishel, Add-on Subdivision (addition to Daniel P. & Beth N. Marks), Church Rd. (Cowen), Village District

Plan Filed: August 18, 2025

90 Day Clock Started: August 25, 2025

90 Day Deadline: November 23, 2025, extension granted to February 21, 2026

Conditional Approval Deadline:

Status: -plan meets all §305 ordinance requirements, conditional approval recommended (subject to required signatures).

f. Logan D. & Janae R. Stoltzfus Land Development, 9600 ft² Ag Building Project, 1925 Buffalo Rd. Agriculture District

Plan Filed: October 8, 2025

90 Day Clock Started: October 27, 2025

90 Day Deadline: January 25, 2026

Conditional Approval Deadline: **February 23, 2025**

Status:

1. NPDES approved
2. Sewage Module still pending
3. stormwater & zoning reviews acceptable
4. conditional approval granted Nov. 24, 2025 pending agreements, sewage module and signatures

g. Kevin Gardner Garage LDP Land Development, 3560 ft² Building Addition, 922 Buffalo Rd., Urban Fringe District

Plan Filed: November 18, 2025

90 Day Clock Started: November 24, 2025

90 Day Deadline: February 22, 2026

Conditional Approval Deadline: February 23, 2025

Status:

1. E&S Plan approved*, also cleared by Zoning Officer*
2. several stormwater comments* need to be addressed on final plan set
3. Conditional approval granted Nov. 24, 2025 subject to revisions, agreements and signatures
4. Agreements pending
5. **Extension to Conditional Approval needed for Improvements Agreement**

h. 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

90 Day Clock Started: November 24, 2025

90 Day Deadline: February 22, 2026

Conditional Approval Deadline:

Status:

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1. NPDES approved*, 78m ,4./project also cleared by Zoning Officer*
2. several stormwater comments* need to be addressed on final plan set,
3. SEO approval confirmation needed
4. agreements and signatures outstanding
5. Conditional approval could be granted or an extension should be considered.

i. **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**

Plan Filed: November 18, 2025

90 Day Clock Started: November 24, 2025

90 Day Deadline: February 22, 2026

Conditional Approval Deadline:

Status:

1. No reviews of have been completed to date or permits secured.
2. The applicant's engineer advises that a revised plan is under preparation, adding a Brogail Lane connection to improve truck circulation to the premises.
3. An extension to the 90 day deadline should be considered.

j. **Mifflinburg Area School District , Preliminary/Final Land Development Plan Stadium Renovation, 100 Mabel St., Urban Fringe District**

Plan Filed: January 6, 2026

90 Day Clock Started: January 26, 2025

90 Day Deadline: April 26, 2026

Conditional Approval Deadline:

Status:

1. NPDES has been secured*
2. the land area of this project is very limited in BT, therefore recommend zoning clearance to be handled by the Borough Zoning Officer
3. Sewage and water capacity has been granted to this project by Mifflinburg Borough*,
4. Stormwater review letter #1* from Brian Schultz does not identify any significant stormwater issues impacting Buffalo Township. As illustrated on the C4 series drawings (in particular sheet C4-01) there are several stormwater basins at the site designed to control sw to less than the pre-develop rate release at the existing northeast discharge location to BT.

k. **Nelson W. & Jessica L. Weaver 0.820 acre Minor Subdivision & Enos S. Rachel H. Shirk 1.336 acre Lot Addition (creating a 2.156 acre lot), Church Rd. Agriculture District**

Plan Filed: January 16, 2025

90 Day Clock Started: January 26, 2025

90 Day Deadline: April 26, 2026

Conditional Approval Deadline:

Status:

1. Not yet reviewed by Zoning Officer or DEP.
2. Design comments: Are any new driveways contemplated?
3. I assume the intent of this double plan is to create a new lot comprised of pieces of land from two neighbors although it is not clearly stated on the plan. A note to this effect would be

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helpful. If my assumption is correct the Shirk add-on lot may not comply with §305 ("when no new building lots or land development is proposed"). Also, the Weaver Subdivision may not comply with minimum lot size requirements.

7. Old Business

- a. Rail Trail
- b. 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 or 30 ?	Dec - N/A

- a. Other

2. New Business

- a. Membership – Replacement for Gerald Franzen
- b. Conflict between Municipalities Planning Code and Township Ordinance
- c. Other –

3. Adjourn