

## Agenda – February 23, 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 – January 2026\*
4. Zoning & Planning Administrator’s Reports – January 2026\*
5. 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 Kelly Rd.
    - Darvin L., Judith L. & Nelson Martin, 3285 New Berlin Mt. Rd.
  - b. **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, 2<sup>nd</sup> extension to March 27, 2026  
 Conditional Approval Deadline:  
 Status:

    1. **NPDES Permit issued January 15, 2026, PennDOT approval secured\*, final plan set received, agreements requested from Solicitor**
    2. **conditional approval recommended subject to agreements and PC signatures.**
  - c. **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: April 26, 2026  
 Status: - **conditional approval granted January 26, 2026. Condition met, plans signed, file closed.**
  - d. **Logan D. & Janae R. Stoltzfus Land Development, 9600 ft<sup>2</sup> 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, extension granted to May 24, 2026**  
 Status: Sewage module denied by DEP due to several “inconsistencies”, applicant intends to resubmit.

\*see attachment

**Agenda – February 23, 2026**  
**7:00 PM – Monday**

**Buffalo Township Planning Commission**

**e. Kevin Gardner Garage LDP Land Development, 3560 ft<sup>2</sup> 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, **extension granted to May 24, 2026**

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

**f. 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**

Plan Filed: November 18, 2025

90 Day Clock Started: November 24, 2025

90 Day Deadline: February 22, 2026, **May 23, 2026**

Conditional Approval Deadline:

Status:

1. **NPDES approved, project also cleared by Zoning Officer**
2. **Stormwater plan cleared by Brian Schultz except for administrative comments\***
3. **Sewage permit exists for on-lot facilities already installed for the project, copy requested, not yet received.**
4. **conditional approval recommended subject to swage permit, agreements and signatures.**

**g. Stylianos 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**

Plan Filed: November 18, 2025

90 Day Clock Started: November 24, 2025

90 Day Deadline: February 22, 2026, **May 23, 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. **No new status**

**h. 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, 2026

90 Day Deadline: April 26, 2026

Conditional Approval Deadline: **April 26, 2026**

**Agenda – February 23, 2026  
7:00 PM – Monday**

**Buffalo Township Planning Commission**

Status:

- 1. **Conditional approval granted at April meeting subject to agreements and signatures.**
- 2. **Solicitor recommends that BT should be a party to agreements but not involved in holding security. He wants to verify this with Borough Solicitor.**

**i. 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, 2026  
 90 Day Clock Started: January 26, 2026  
 90 Day Deadline: April 26, 2026  
 Conditional Approval Deadline:

Status:

- 1. DEP sewer module approved\*, Zoning Officer review not yet received.
- 2. All other §304 and 305 plan requirements are addressed.

**j. Paul M. & Diana A. Schreck. 2.082 acre Minor Subdivision 5450 Furnace Rd. Agriculture District**

Plan Filed: February 19, 2026  
 90 Day Clock Started: February 23, 2026  
 90 Day Deadline: May 24, 2026  
 Conditional Approval Deadline:

Status: **Not yet reviewed.**

**6. Old Business**

- a. Rail Trail
- b. Membership – Replacement for Gerald Franzen
- c. Meeting dates for 2026:

Jan 26	<b>Feb 23</b>	Mar 30	Apr 27	May 26 (Tues)	Jun 29
Jul 27	Aug 31	Sept 28	Oct 26	Nov 23	Dec - N/A

- d. Other

**7. New Business**

- a. Other –

**8. Adjourn**

\*see attachment