

Agenda – May 26, 2026

7:00 PM – Tuesday

Buffalo Township Planning Commission

1. Call to Order
2. Introduction of New Member
3. Public Comment – sign in is required to be recognized
4. Approve Minutes – April 27, 2026*
5. Zoning & Planning Administrator’s Reports – April 2026*
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 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.
 - b. **Kevin Gardner Garage LDP Land Development, 3560 ft² Building Addition, 922 Buffalo Rd., Urban Fringe District**

Plan Filed: November 18, 2025
 Conditional Approval Granted: November 24, 2025
 Conditional Approval Deadline: February 23, 2026, extension granted to May 24, 2026
 Status: 1. Conditional approval granted at November 2025 meeting subject to minor corrections, agreements and signatures. 2. **Conditions met, plans signed, added to inspection list.**
 - c. **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**
 Status: **Conditional approval granted February 23, 2026 subject to Agreements and signatures which are still pending. A revised OPC necessitates amending of agreements.**
 - d. **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**

*see attachment

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Conditional Approval Deadline:

Status:

1. Stormwater review is generally favorable although two design comments remain, zoning issues remain, DEP permits not yet received. **No new status.**

e. Alvin F. Yoder Jr. & Anna A. Yoder, 10.00 acre Minor Subdivision, 1981 Beaver Run Rd. Agriculture District

Plan Filed: February 19, 2026

Conditional Approval Granted: March 30, 2026:

Conditional Approval Deadline: June 28, 2026

Status: **Conditions met, plans signed, file closed.**

f. Buffalo Valley Produce Auction, Violet Rd., Agriculture District

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.**

g. Buffalo Valley Beverage Land Development; Preliminary/Final Land Development Plan for Addition & Renovations, 8660 Old Turnpike Rd., Urban Fringe District

Plan Filed: April 13, 2026

Conditional Approval Granted: April 27, 2026:

Conditional Approval Deadline: July 26, 2026

Status: **Conditions include zoning review, signatures, engineer advised that a Penndot permit may be required.**

h. Wildflower Village Condominium Associates, Final Add-on Subdivision Plan (0.091 & 0.211 acres), Airport Rd., Urban Fringe District

Plan Filed: April 24, 2026

Conditional Approval Granted: April 27, 2026:

Conditional Approval Deadline: July 26, 2026

Status: **Conditions include zoning review and signatures.**

i. John W. & Joanna B. Hoover, 1734 Hoffa Mill Rd., Land Development Exemption Request, Agriculture District

Status: Applicant granted an exemption from Land Development Plan requirement for the replacement of a Steer Barn. E&S Plan, demolition guarantee and zoning permit to be administered by ZO.

j. Buffalo Industrial. LLC Warehouse Addition, 125,000 ft² and parking lot expansion, 1000 Buffalo Rd., Urban Fringe District

Plan Filed: May 11, 2026

90 Day Clock Started: May 26, 2026

90 Day Deadline: August 24, 2026

Conditional Approval Deadline:

Status: Plan under review for SW, Zoning, Floodplain Impacts, Sewage facilities, E&S, NPDES

7. Old Business

*see attachment

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- a. Rail Trail
- b. Training Update
- c. Solar Regulation Update – draft ordinance*
- d. Tractor Supply Update
- 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