

**Agenda – April 27, 2026
7:00 PM – Monday**

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 – March 2026*
5. Zoning & Planning Administrator’s Reports – March 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.
 - Darvin L., Judith L. & Nelson Martin, 3285 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.
 - 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
 Conditional Approval Granted: February 23, 2026
 Conditional Approval Deadline: May 24, 2026
 Status: **Conditional approval granted at February 2026 meeting subject to agreements and PC signatures. Agreements completed, plans signed, added to sw inspection list**
 - c. **Logan D. & Janae R. Stoltzfus Land Development, 9600 ft² Ag Building Project, 1925 Buffalo Rd. Agriculture District**

 Plan Filed: October 8, 2025
 Conditional Approval Granted: November 24, 2025
 Conditional Approval Deadline: February 23, 2026, extension granted to May 24, 2026
 Status: **Agreements completed, plans signed, added to sw inspection list**
 - d. **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. **Agreements prepared, fiscal guarantee and signatures are pending. Conditional approval expires prior to our May meeting.**

*see attachment

Agenda – April 27, 2026

Buffalo Township Planning Commission

7:00 PM – Monday

- e. **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. Conditional approval expires prior to our May meeting.**
- f. **Stylios 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**
 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.**
 2. **90 day approval deadline expires before our May meeting.**
- g. **Mifflinburg Area School District, Preliminary/Final Land Development Plan Stadium Renovation, 100 Mabel St., Urban Fringe District**
- Plan Filed: January 6, 2026
 Conditional Approval Granted: January 26, 2026
 Conditional Approval Deadline: April 26, 2026
 Status:
1. Conditional approval granted at January meeting subject to agreements and signatures.
 2. **MASD submitted a request for Buffalo Twp. to waive all agreements. Waiver of an Improvement Guarantee Agreement was approved in favor of a Borough agreement. A Stormwater Maintenance Agreement with Buffalo Township has been executed and plans have been signed.**
- h. **Paul M. & Diana A. Schreck. 2.082 acre Minor Subdivision 5450 Furnace Rd. Agriculture District**
- Plan Filed: February 19, 2026
 Conditional Approval Granted: **March 30, 2026:**
 Conditional Approval Deadline: June 28, 2026
 Status: **All conditions met, plans signed, file closed**
- i. **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: Conditional approval granted subject to signatures which are pending

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j. Buffalo Valley Produce Auction, Request for Interpretation, Violet Rd., Agriculture District

Status:

- 1. A LD plan for a 700 x150 ft building was approved including Agreements in April 2018. However, the plan and agreements were not recorded. A zoning permit was issued for a 600 x 150 ft building. Presently they want to add an additional 100 x 150 ft. as designed on the original plan however there is no recorded plan to authorize it. There is no record of an inspection of the SW facilities. The fiscal guarantee by Farm Credit expired after 2 years. Is this an instance where a resolution by the Supers would suffice or should they reapply as a new LD?
- 2. **Solicitor advises that 8 years is too long ago for a resolution, therefore a new submission is required.**

k. 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
 90 Day Clock Started: April 27, 2026
 90 Day Deadline: July 26, 2026
 Status: **No sw required; E&S plan provided; zoning review required; PennDOT permit?**

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

Plan Filed: April 24, 2026
 90 Day Clock Started: April 27, 2026
 90 Day Deadline: July 26, 2026
 Status: **Not yet reviewed**

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

Status: Applicant requests an exemption from Land Development Plan requirement for the replacement of a Steer Barn

7. Old Business

- a. Rail Trail
- b. Training Update
- c. Solar Regulation Update
- 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