

Agenda – September 29, 2025 Buffalo Township Planning Commission

7:00 PM – Monday – Agenda Revised 09/26/2015 (Item 6.a. added)

1. Call to Order
2. Public Comment – sign in is required to be recognized
3. Approve Minutes – August 2025*
4. Zoning & Planning Administrator's Reports – August 2025*
5. Subdivision and Land Development
 - a. The following projects will be monitored for stormwater improvements:
 - Timothy N. Turner, 5 lot Subd., Church Rd.
 - A+ Office Outlet Land Development, Old Turnpike Rd.
 - Mark Bender Ag Land Development, Church Rd.
 - Luke Hoover Ag Operation, Furnace Rd
 - Joseph Z. & Heidi A. Hoover Layer Houses. –current guarantee amount \$148,448.
 - Fairfield Prospects Corp. 2024 Expansion Project, Pik-Rite Lane & Fairfield Rd.
 - Ivan Stoltzfus Poultry Barn, 758 Wolfland Rd.
 - MSP Properties of PA (Mifflinburg Tractor Supply), Old Turnpike Rd.
 - Elvin Zimmerman Agricultural Buildings, Fairfield Rd.
 - b. **Ivan Stoltzfus, Land Development, 63 x 700 ft. poultry barn, 758 Wolfland Rd., Agricultural District**

Plan Filed: March 3, 2025
 90 Day Clock Started: March 31, 2025
 90 Day Deadline: June 29, 2025, extended to Sept. 27, 2025
 Conditional Approval Deadline: Sept. 28, 2025
Status: Agreements and plans recorded. Project will be monitored for sw improvements.
 - c. **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, new deadline November 23, 2025
 Conditional Approval Deadline:
Status: Site access is via existing farm lane from Col. John Kelly Rd. A PennDOT HOP has been issued to upgrade the existing lane. Letter #1 from Brian Schultz had several technical comments to be addressed, mostly administrative items. Incompleteness Letter issued by UCCD primarily due to wetland issues. Wetlands study submitted to DEP, also Completeness letter issued by DEP. Zoning Officer review not yet received. 90-day extension request approved by BTPC. Not yet ready for Conditional approval.
 - d. **Elvin Zimmerman Ag Operation, Land Development, Single 71 x 428 ft. poultry barn, 40 x 71 ft. manure storage bldg., 40 x 60 ft. egg room, and 32 x 40 ft. dwelling, 428 Fairfield Rd., Commercial Manufacturing District**

Plan Filed: May 29, 2025
 90 Day Clock Started: June 30, 2025
 90 Day Deadline: September 28, 2025
 Conditional Approval Deadline: October 26, 2025
Status: Conditional approval granted July 28, 2025. Agreement completed and plans signed. Project will be monitored for sw improvements.

Agenda – September 29, 2025 **Buffalo Township Planning Commission** **7:00 PM – Monday – Agenda Revised 09/26/2015 (Item 6.a. added)**

- e. **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, new deadline December 27, 2025

Conditional Approval Deadline:

Status: Zoning Officer review is required. Completeness Letter issued by UCCD. Letter #1 from Brian Schultz has technical comments to be addressed. **Conditional Approval is premature at this point. 90-day extension request approved by BTPC.**

- f. **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, new deadline December 27, 2025

Conditional Approval Deadline:

Status: Zoning Officer review is required. Incompleteness Letter issued by UCCD. Letter #1 from Brian Schultz has technical comments to be addressed. **90-day extension request approved by BTPC. Not yet ready for Conditional Approval.**

- g. **Alson L. & Faith W. Martin and Melvin R. & Irene Z. Oberholtzer, Dual Add-on Subdivision (Additions to Groffdale Conference Old Order Mennonite Church), Beaver Run Rd., Agriculture District**

Plan Filed: August 18, 2025

90 Day Clock Started: August 25, 2025

90 Day Deadline: November 23, 2025

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

Status: **Conditional approval granted August 25, 2025. Conditions included zoning officer review, certification of ownership and county review signatures. All conditions met, file closed.**

- h. **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

Conditional Approval Deadline:

Status: -Zoning Officer review is required.

-County review block omitted.

-Plan is incorrectly titled in the name of the lot buyer rather than the subdivider.

-Certificate of Ownership executed by the lot buyer rather than the subdivider.

- Plan is not sealed by a Pennsylvania Registered Land Surveyor.

-Monuments not indicated for new corners.

- **No new status.**

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i. Kuhns Bros. Lumber Co., Lot Consolidation, Swartz Rd., Commercial Manufacturing District

Plan Filed: September 2, 2025

90 Day Clock Started: September 29, 2025

90 Day Deadline: December 28, 2025

Conditional Approval Deadline:

Status: Zoning Officer approved*. County signature and certificate of ownership not yet completed.

Plan meets all requirements of §305, Add-on Subdivision. Conditional approval is feasible.

j. M.R. Garage Doors, Land Development, 990 Johnson Mill Rd. Village District

Plan Filed: September 15, 2025

90 Day Clock Started: September 29, 2025

90 Day Deadline: December 28, 2025

Conditional Approval Deadline:

Status: Review fee is due. Engineer review attached with both technical and administrative comments*, zoning officer review not yet received, UCPC and certificate of ownership signatures incomplete.

Conditional approval is feasible.

6. Old Business

- a. Logan Stoltzfus waiver request – Solicitor Brudecki to address the Board*
- b. Rail Trail
- c. Other

7. New Business

- a. Proposed Zoning Amendment – Cryptocurrency and Data Mining Operations*
- b. Meeting dates for 2025:

Jan 27	Feb 24	Mar 31	Apr 28	May 27 (Tues)	Jun 30
Jul 28	Aug 25	Sept 29	Oct 27	Nov 24	Dec - N/A
- c. Other –

8. Adjourn