

WHITE DEER TOWNSHIP BOARD OF SUPERVISORS

MEETING MINUTES – JUNE 23, 2026

On June 23, 2026, White Deer Township's Board of Supervisors held their regular meeting. Present were Supervisors Carroll Diefenbach, Paul Saber and Erik Platt, Township Secretary Michelle Finck and Township Solicitor Jason Brudecki, Esq. Also in attendance were Cint Heintzelman, Roadmaster, Garrett Enders, CKCOG Zoning Officer, Donald Wilver, Jr., David Edinger, Kelsey Snyder, Angie Sheets, Bruce and Marge Musser, James Konyar, Jr. and Eric Hans and Duke Cook, WDT Fire Company

Mr. Saber made a motion to approve the minutes for the May 16, 2026, meeting, seconded by Mr. Platt.

PAYMENT OF BILLS

Following a motion by Mr. Platt and seconded by Mr. Saber, the Board of Supervisors voted unanimously to approve the bill sheet dated June 23, 2026, totaling \$21,509.80.

OLD BUSINESS

Fire Company Audit Recommendations – Tony Gagliardi – Klacik & Associates

Tony Gagliardi was in attendance to meet with members of the fire company to discuss recommendations for internal controls and operational procedures to improve financial oversight and safeguarding assets.

EMA Coordinator

Mr. Saber made the motion to appoint Donald Cook IV as the new Emergency Management Coordinator for the Township through the end of 2026 at the rate of \$75 a month. Mr. Platt seconded the motion.

Motion to Adopt Ordinance #84 Amending the Property Maintenance and Code Enforcement Ordinance

The motion to adopt the Ordinance amending Chapter 4, Chapter 5 and Chapter 10 of the Ordinance regarding Property Maintenance and Code Enforcement was made by Mr. Saber and seconded by Mr. Platt.

Review of Transient Retail Merchant Ordinance

Mr. Brudecki shared a draft of an ordinance he prepared regarding regulations for transient retail merchants and mobile food vendors in the Township. Before any further action is taken, a thorough review of this ordinance will be completed.

NEW BUSINESS

Agreement to Remove Structure for Kelsey & Zane Snyder - 376 Baker Road.

Kelsey Snyder was in attendance regarding this agreement and stated that the address is 676 (not 376) Baker Road. This agreement is for the placement of a new mobile home on the property and the removal of the existing mobile home within 60 days of placement. A financial security of \$3,850.00 will be held by the Township for the duration of the agreement.

Motion to Advertise 2026 Line Painting Bid

A motion to advertise the line painting bid for this year was made by Mr. Saber and seconded by Mr. Platt.

Damage to Ridge Road

Discussion was held regarding the damage of Ridge Road caused by the installation of a fence on a residential property in the Township. Our PennDOT Municipal Services Representative prepared an estimate for the repair, and an estimate was obtained by Riteway Sealing and Paving for \$4,952.40. Mr. Brudecki shared that the responsibility would fall on the contractor for the damage. A motion was made by Mr. Saber and seconded by Mr. Platt to have Mr. Brudecki prepare and send a letter to the homeowner and contractor as well accept the proposal from Riteway Sealing and Paving to fix the damage.

Boy Scout Eagle Project – Concession Stand at Park

Mr. Diefenbach shared a thank-you received by Boy Scout Josh Martz for the opportunity to revitalize the concession stand at the West Milton Memorial Park for his Eagle Scout Project.

REVISION TO THE AGENDA:

Doug Groff Swine Composting Facility – 190 Berkley Lane, New Columbia

A motion was made by Mr. Platt and seconded by Mr. Saber to add this item to the agenda. Mr. Enders shared that Mr. Groff is proposing to construct a swing composting facility with the new impervious to be directed into a proposed seepage bed and infiltrate back into the soil. The seepage bed will be connected to an existing pipe to a drainage swale that will flow into the existing stormwater detention pond. Mr. Gross is requesting a waiver of Section 415 (Stormwater Management) of the Township SALDO. Per review by Township Engineer, Chris Shaeffer, the proposed plan meets the requirements for the waiver. A motion was made by Mr. Platt and seconded by Mr. Saber to grant the waiver.

ZONING AND PLANNING

Final Plan-Minor Subdivision for Christian C. Trate & Lori D. Trate, Parcel 014-053-019.20000, 1130 Old Route 15, New Columbia, PA

This project is in the Village District of White Deer Township. This plan consists of Lot 1 with a current warehouse and distribution center that is pre-existing non-conformity with current service/access to municipal sewer, public water, and gas utilities. Lot 1 has no future development planned and Lot 2 has no proposed use at this time. Lot 2 has access to public sewer, water and gas; however, no will-serve letters were obtained. The plan as presented needs the property owners' signatures, surveyor signature, and verification from Nathaniel Gearhart of his liability for his determination of public utility access. Based on Garrett Enders' review of the plan, it does meet requirements of both Township Zoning and SALDO ordinances.

The Planning Commission reviewed the plan at their June meeting and made a motion to recommend the plan to the Board of Supervisors for approval with the condition of obtaining the required signatures and the verification of surveyor liability with the determination regarding access to public utilities due to no will-serve letters being provided.

A motion was made by Mr. Saber and seconded by Mr. Platt to approve the plan contingent upon the certificate of ownership being signed as well as the certification and seal of professional land surveyor be signed.

Discussion was also held with the land development proposed along Commerce Park Drive. Contact has been made with PennDOT to obtain an existing Highway Occupancy Permit with no documentation able to be obtained. A new permit is being applied for.

SOLICITOR/SUPERVISOR/OTHER COMMENTS

Discussion ensued regarding the status of the bitcoin operation on Ridge Road. A motion was made by Mr. Saber and seconded by Mr. Saber to have Mr. Brudecki send a letter to Attorney Graham Showalter for violation of the court order.

Roadmaster Clint Heintzelman shared that there are a couple of storm boxes that need vacuumed out. He has obtained two estimates and will obtain a third. Plans are to have this done after the tar and chipping project is complete.

Mr. Heintzelman also requested to purchase fuel tank for the pickup. A motion was made by Mr. Platt and seconded by Mr. Saber to approve the purchase, not to exceed \$2,000.

Mr. Saber inquired about an area of Huff Road where a driveway dips down from the roadway. Shoulder work was completed after the road was paved. Mr. Heintzelman will check this location to make sure there are no issues for the homeowner using their driveway.

PUBLIC COMMENT

Donald Wilver, Jr., was in attendance to discuss the rededication of the war monument at the park. The plaque is to be mounted onto the new granite on June 29th and then the monument will be set in place at the park as well as the relocation of the cannon. Discussion was held regarding scheduling the rededication for some time in August or September with the involvement of the Boys Scouts, VFW as well as the Fire Company to hold a chicken BBQ.

Discussion also was held regarding the Data Centers Ordinance and possible amendment to address conditional versus permitted use or the option of special exceptions.

Bruce Musser complimented the Township on the appearance of the park with the upgrades and construction of the buildings. He also shared that the remaining funds in the Park Association account were used to purchase food as a donation to the community food pantry in West Milton. The account has now been closed.

James Konyar, Jr., was in attendance to inquire about the road maintenance of Cherry Alley. We have yet to determine what alleys the Township has vacated and are anticipating the completion of the revised alley map soon. Clint Heintzelman will reach out to Nathaniel Gearhart to obtain the vacated status of this alley to see if the Township is responsible for any maintenance.

ADJOURNMENT

With no other business to discuss, Mr. Platt made a motion to adjourn, seconded by Mr. Saber.

Michelle Finck
Secretary/Treasurer

“ALL SUPPORTING DOCUMENTATION NOT CONTAINED HEREIN ARE MAINTAINED IN A SEPARATE FILE AT THE WHITE DEER TOWNSHIP MUNICIPAL OFFICE”