**WHITE DEER TOWNSHIP PLANNING COMMISSION**

**MEETING MINUTES**

December 3, 2024

The regular monthly meeting of the White Deer Township Planning Commission was held on Tuesday, December 3, 2024 at the White Deer Township Municipal Building, 2191 Creek Road, New Columbia, PA. The meeting was called to order at 7:00 p.m. by Stevan Wilver.

Members Present: Stevan Wilver, Curtis Krebs, Duane Kling, and Greg Prowant. Barry Troxell was not able to attend.

Audience: David Hines, Zoning Administrator CKCOG, Garrett Enders, Zoning Officer, CKCOG, Supervisors Carroll Diefenbach and Donald Wilver, Jr., Jeff and Tina Snyder, and Jamie Walshaw, Mid-Penn Engineering

The motion was made by Duane Kling to accept the minutes from the November 12, 2024 Planning Commission Meeting, seconded by Greg Prowant. All in favor, motion approved.

**PUBLIC COMMENT**

None

**NEW BUSINESS**

**Jeffrey & Tina Snyder Final Plan – Minor 1- Lot Subdivision #014-055-034.00000**

The property is located in the Agricultural Zoning District. The proposed use/existing use is for a single-family dwelling. The existing lot consists of a well, septic and driveway along with outbuildings. The proposed subdivision meets the minimum lot requirement. Ther existing shed has an existing non-conforming setback and may continue. The plan is in compliance with White Deer Township Ordinances.

As per Section 425C, the parent tract area is 48.066 acres, allowed non-ag development is 4.806 acres, proposed non-ag development is 1.558 acres and the remaining non-ag development is 3.248. This property is part of the Agricultural Land Preservation Program. There were no previous subdivisions.

A motion was made by Duane Kling and seconded by Greg Prowant to recommend the plan for Board of Supervisor approval with the condition of referencing the approval letter from Union County Agricultural Land Preservation Board that is attached to the plan in the file. All in favor, motion approved.

As a follow-up on 12/4/2024 – Carroll Diefenbach obtained clarification that the PA Farmland Preservation Program, the Union County Agricultural Land Preservation Program or White Deer Township Ordinance/SALDO does not require documentation to be referenced on the plan if the property is part of the Agricultural Preservation Program.

**Albert F. Smith (Deceased) Derril R. Smith, Jr., Connie L. Leese, Allen W. Smith & Terry M. Smith Final Plan Showing Minor Add-On Subdivision – Smith/Leese Add-on Subdivision Plan #014-055-152,00000, 014-055-152-60000 & 014-055-152.90000**

This property is located in the Woodland Preservation Zoning District. The intent is to subdivide Lot 1A and Lot 2A Lands of the Smiths. Lot 1A will be added to the existing Person/Updegrove property. Lot 2A will be added to the existing Hess property. The existing and proposed use for both lots is for single-family dwelling.

Lot 1A consisting of 0.254 and Lot 2A consisting of 0.193 will be added to parcels that have existing dwellings and outbuildings that are serviced by on-lot well and septic. The residual lot (Lot 3) consists of 3.094 acres. Lot 1, 2 or 3 are not located within the 100-year flood plain.

There are existing non-conformities with this subdivision that may continue. The add-ons will make the lots less non-conforming. The plan as presented is in compliance with the Township’s Zoning and SALDO Ordinances.

A motion was made by Curtis Krebs and seconded by Duane Kling to recommend the plan for approval by the Board of Supervisors with the tract map typo correction to change Lot 2 (Residual) to Lot 3 (Residual) on the front page of the plan. All in favor, motion carried.

**OLD BUSINESS**

None

David Hines introduced Garrett Enders as the new Zoning Officer for White Deer Township.

**2025 REORGANIZATION – MEMBER TERMS/REAPPOINMENT**

Stevan Wilver’s current term is due to expire 12/31/2024. He has agreed to serve another 5-year term to then expire on 12/31/2029.

A motion was made by Greg Prowant and seconded by Duane Kling to keep Stevan Wilver as Chairman, Duane Kling as Vice Chairman and Barry Troxell as Secretary. All were in favor and the motion was carried.

**2025 MEETING DATES**

The meeting dates for 2025 were reviewed. A motion was made by Greg Prowant and seconded by Curtis Krebs to approve the meeting dates as scheduled. All in favor, motion carried.

The next Planning Commission Meeting is scheduled for Tuesday, January 7, 2025.

With no other business to discuss, a motion to adjourn the meeting was made by Duane Kling and seconded by Curtis Krebs. The meeting adjourned at 8:03 p.m.

Respectfully submitted,

Michelle Finck

Planning Commission Recording Secretary