

WHITE DEER TOWNSHIP PLANNING COMMISSION MEETING MINUTES

August 4, 2026

The regular monthly meeting of the White Deer Township Planning Commission was held on Tuesday, August 4, 2026, at the White Deer Township Municipal Building, 2191 Creek Road, New Columbia, PA. The meeting was called to order by Stevan Wilver.

Members Present: Stevan Wilver, Barry Troxell, Curt Krebs, Duane Kling and Greg Prowant.

Audience: Supervisor Carroll Diefenbach, Garrett Enders, CKCOG Zoning Officer, Caleb Light, Nye Consulting Services, Inc, and Mervin Ray Stauffer.

Barry Troxell made the motion to accept the minutes from July 7, 2026, Planning Commission Meeting, seconded by Curt Krebs. All in favor, motion approved.

PUBLIC COMMENT

None

NEW BUSINESS

None

OLD BUSINESS

New Columbia Building #1 Final Subdivision & Land Development Plan for New Columbia Realty LLC.

The Board of Supervisors has granted a 90-day extension for this plan until October 27, 2026. No previous PennDOT Highway Occupancy Permit was located; therefore, a new Traffic Impact Study Determination & Scoping Meeting Application was submitted to PennDOT.

Mervin Ray Stauffer Ag Operation LD Plan, 197 Catskill Ln. New Columbia, PA 17856, Parcel #: 014-055-015.00000

Caleb Light from Nye Consulting Services, Inc., and Mervin Ray Stauffer were in attendance to share details of the land development plan for the two poultry barns. A revised plan was submitted to Garrett Enders the morning of August 4th; however, Garrett did not have time to review the revised plan prior to the meeting.

The SALDO requirements outlined by Garrett's initial review of the plan were discussed and updates given as listed below:

- The owners of all adjoining properties need added or corrected for the eastern and southeastern properties. **Update: correction said to be added to revised plan.**
- Proposed transmission lines need displayed on the plan. **Update: Electricity will come off existing pole and come up the driveway.**
- Location and width of all existing and proposed streets, right-of-way, parking areas and easements adjacent to or on the tract, including both street pavement and right-of-way width and bearings and dimension of right-of-way and easements need addressed. **Update: Cart-way and right-of-way said to be labeled on revised plan.**
- Certification and Seal of Professional Land Surveyor needs added.
- The plan requires bearings to the nearest second and dimensions to the nearest 100th of a foot for existing boundaries, total acreage of the entire tract and the area of each lot in square feet need documented, as well as all surveyed areas shall close with an error not exceeding one (1) foot in ten thousand (10,000) feet. **Update: A waiver was requested for this. No waiver granted at this time. A survey of the Western portion of the driveway is required before any further action will be taken. Existing pins and monuments need to be determined and a maintenance and use agreement is required for the shared driveway.**
- Determination if a PennDOT HOP is required prior to the construction of the driveway access to Pleasant View Road. **Update: A HOP has been obtained.**
- A required affidavit or certificate of ownership with appropriate signatures.
- NPDES Approval. **Update: Submitted to County and determined incomplete.**
- Improvements guarantee agreement executed between Township, developer and financial guarantee agent. **Update: Not prepared yet.**
- Copy of signed utility easement and a letter from utility stating it is in conformity to regulations and requirements if any are proposed.
- Design of the driveway to accommodate the anticipated use of the lot. **Update: driveway design included on revised plan.**
- SEO approval of proposed sewage disposal method or documentation if no sewage proposal or planning is required for the proposed development. **Update: No bathroom proposed. SEO approval documentation required.**
- Stormwater approval by Township Engineer. **Update: Initial review done by Engineer with letter dated July 10 with comments and recommendations including water quality calcs as well as ground water recharge calcs needed, limestone certifications needed before BOS approval, NPDES & E&S approval, profile of swales needed, blanket easement needs addressed and ensured compliance, stormwater maintenance agreement required, as well as acknowledgements and certifications need executed before BOS approval. A**

follow-up email was sent to Township Engineer from Nye Consulting Services on August 4, 2026.

Discussion of manure storage plans was held. A determination as to whether the proposed project meets the criteria for a Concentrated Animal Operations (CAO) needs to be made; which, would require conditional use approval from Supervisors.

A motion was made by Barry Troxell and seconded by Duane Kling to table the plan again due to the plan still being incomplete. All voted in favor, and the motion carried. A revised plan must be presented to the Planning Commission members at the next review.

Nye Consulting Services, Inc. to request a 90-day extension from the BOS.

ADJOURNMENT

With nothing else to discuss, Barry Troxell made a motion to adjourn the meeting, seconded by Greg Prowant. The meeting adjourned at 7:55 p.m.

The next Planning Commission is scheduled for September 1, 2026.

Respectfully submitted,

Michelle Finck
Recording Secretary