**WHITE DEER TOWNSHIP PLANNING COMMISSION**

**MEETING MINUTES**

October 1, 2024

The regular monthly meeting of the White Deer Township Planning Commission was held on Tuesday, October 1, 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 and Duane Kling. Greg Prowant and Barry Troxell were not present.

Audience: David Hines, Zoning Administrator CKCOG, Supervisor Carroll Diefenbach, Nathaniel Gearhart of Gearhart’s Surveying, Vernon & Heather Morgan and Michael Hiras of Johnson, Mirmiran &Thompson, Inc.

The motion was made by Duane Kling to accept the minutes from the July 2, 2024 Planning Commission Meeting, seconded by Curtis Krebs. All in favor, motion approved.

**PUBLIC COMMENT**

None

**NEW BUSINESS**

**Rabbittransit Union County Facility Land Development Plan Parcel #014-060-010.00000**

This property is located in the Commercial Manufacturing Zoning District for a proposed development for the construction of the shared ride bus storage and operator support facility. The plan has been reviewed by the Union County Planning Department, the Conservation District and the Township Engineer. An NPDES Permit has been issued. A PennDOT Highway Occupancy Permit is in the review process. A letter from Pennsylvania American Water Company has been issued stating public water is available to supply the site. An Improvements Guarantee and Financial Security needs to be executed between the Township and the Developer. The paperwork for an on-lot septic system has been submitted to DEP. Water and discharge calculations have not been provided and are not anticipated to be met based on PADEP’s Managed Release Concept which will require a waiver to be granted. The plan does comply with The Townships Zoning and Subdivision/Land Development Ordinances.

Discussion ensued regarding the plan. A motion to approve the waiver for the water quality and ground water recharge (Sections 4.15.2.2 and 4.15.2.3) was made by Duane Kling and seconded by Curtis Krebs. All in favor, motion carried.

A motion was made by Curtis Krebs and seconded by Duane Kling to recommend the plan for Board of Supervisors approval contingent upon receiving the Improvements Guaranty and Financial Security, Highway Occupancy Permit and the approved Sewage Planning Module.

**Vernon & Heather Morgan Final Subdivision Plan #014-061-037.00000**

The property is located in the Village District and is proposed for a single-family dwelling. The use of the residual has not been identified and will remain vacant at this time. Lot 1 has an existing single-family dwelling and has access to community sewer and water. Lot 2 is vacant and is proposed for a single-family dwelling. Utility service is available for Lot 1 and the residual tract; however, the Will-Serve Letters from the utility companies have not been provided. The plan complies with Township Zoning and Subdivision and Land Development Ordinances.

Nathaniel Gearhart has been in contact with PA American Water and will reach out to the Municipal Authority to obtain the Will-Serve Letters. A motion was made by Duane Kling and seconded by Curtis Krebs to recommend the plan for Board of Supervisors approval contingent upon receiving the Will-Serve Letters. All in favor, motion carried.

**Duane L. Kling Subdivision Plan #014-053-123.00000**

This property is located in the Rural Residential Zoning District and is proposed for a single-family dwelling. The use of the residual tract will be used for agricultural purposes. A sewage planning module will need to be obtained for Lot 1 as well as a driveway permit from the Township.

A motion was made by Curtis Krebs and seconded by Stevan Wilver to recommend the plan for Board of Supervisors approval contingent upon the approved sewage planning module from DEP and an issued driveway permit. Duane Kling abstained from the motion. All in favor, motion carried.

**OLD BUSINESS**

None

The next Planning Commission Meeting is scheduled for Tuesday, November 12, 2024 due to the Election on the 5th.

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 8:12 p.m.

Respectfully submitted,

Michelle Finck

Planning Commission Recording Secretary