**WHITE DEER TOWNSHIP PLANNING COMMISSION**

Meeting Minutes December 6, 2022

The regular monthly meeting of the White Deer Township Planning Commission was held on Tuesday, December 6, 2022 at the White Deer Township Municipal Building, 219l Creek Road, New Columbia, PA. The meeting was called to order at 7:04 P.M. by Stevan Wilver.

**Members Present:** Stevan Wilver, Curtis Krebs, and Duane Kling.

**Member Absent:** Barry Troxell and Greg Prowant.

**Audience**: Don Wilver, Jr.- Supervisor, and Carroll Diefenbach- Supervisor, and David Hines of the Central Keystone Council of Governments.

Motion made by Duane Kling to accept the amended minutes from the November 1, 2022 Planning Commission meeting, second by Curtis Krebs, all in favor, minutes approved.

**Public Comment:** Carroll Diefenbach proposed that the Planning Commission elect their officers at the January Reorganization 2023 meeting when all the members should be present. Tom Heckert’s (Sewer Authority) term is expiring this year. Duane Kling’s and Eric Platt’s (Zoning Hearing Board) terms are also expiring at the end of this year. Mr. Diefenbach pointed out that the supervisors just carry over the position when the term expires, unless a person is no longer interested in the position.

**New Business**: Duane Kling made a motion to approve the Planning Commission meeting dates for 2023, second by Curtis Krebs, motion approved.

David Hines spoke about how the Zoning department of the CK COG processes a land development plan.

A land development plan must have the required information that is in our ordinances in order to be complete.

Most new land development proposals are what they call “administratively incomplete.” They can do a conditional approval if David Hines and Chris Sheaffer (township engineer) believe that most of the requirements have been met. However, when there are numerous items that are still required, then the process will not start and will not be proposed to the Planning Commission. In the case of Silver Moon Hills, Chris Sheaffer’s review on Nov. 29, 2022, there were nine items that were not compliant with our ordinances. Therefore, the timeline has not begun when the requirements within the ordinances submitted are incomplete.

**Old Business:** None

Motion to Adjourn Meeting was made by Curtis Krebs, second by Duane Kling.

Meeting Adjourned 7:29 PM

Next Meeting January 3, 2023

Respectfully submitted,

Ellie Koveleskie, Planning Commission Secretary