**WHITE DEER TOWNSHIP PLANNING COMMISSION**

Meeting Minutes February 7, 2023

The regular monthly meeting of the White Deer Township Planning Commission was held on Tuesday, February 7, 2023 at the White Deer Township Municipal Building, 219l 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, Greg Prowant, and Barry Troxell.

**Member Absent**: None.

**Audience**: Don Wilver, Jr.- Supervisor, and Carroll Diefenbach- Supervisor, David Hines of the Central Keystone Council of Governments, Nathaniel Gearhart of Gearhart’s Surveying, Ken Estep of Mid-Penn Engineering, Dan Socula of Nittany Mountain KOA, Jeanette Baker, and Anthony Klinefelter.

Motion made by Duane Kling to accept the minutes from the January 3, 2023 Planning Commission meeting, second by Curt Krebs, all in favor, motion approved.

**Public Comment:**

Anthony Klinefelter inquired about what he must do for his septic for his double wide trailer because it did not pass inspection. He was told by Paul Rapp, the township’s new Sewage Enforcement Officer, that he would have to get a new septic system.

**New Business**:

**Cultivating Community: A Plan for Union County’s Future**: Union County is in the process of updating the County Comprehensive Plan and reached out to our Planning Commission members. They would like to meet with at least 2 of our members on March 30 at 6:00 PM at the Union County Government building. They would like the members’ input and challenges that the township may face in the future. They need to know who is attending by March 20, 2023. Steve Wilver plans to go as well as Curtis Krebs. Greg Prowant may attend as well. Ellie Koveleskie will get a final count at our next meeting on March 7, 2023.

**Nittany Mountain KOA- 014-055-052.00000**- The property is in the Woodland District and the existing use and proposed use as a campground are permitted in the district. The project consists of construction of a new and larger swimming pool (phase 1) and splash park (phase 2). The Union County Planning Commission has reviewed the plans and will sign tomorrow per David Hines. On February 7, 2023 Mr. Hines received a letter from Union County Conservation District Approval of Major Amendment to Permit Coverage. The revisions of the NOI and all supporting documents, including the Erosion and Sediment Control Plan and Post Construction Stormwater Management Plan are incorporated in the approval.

Mr. Hines received the final review on Feb. 6, 2023 from Christopher Sheaffer of Larson Design Group stating the plans prepared are in general conformance with the previously approved plan. Barry Troxell made a motion to approve the Nittany Mountain KOA Land Development Project, second by Greg Prowant, all in favor, motion carried.

**Karen & Thomas Harvey Subdivision Plan (#014-053-082.00000 & 083.000)-** David Hines presented

the Harvey Subdivision. One parcel is in the Agricultural Zone and the other is in the Commercial Zone. The existing use is a single-family dwelling with on-lot septic and accessary structures.

This use will remain the same and the barn has a non-conforming setback, which existed prior to adoption of the Ordinance. The other parcel is being used primarily for land cultivation. No improvements are proposed for this lot either. There is a Special Flood Hazard Zone on Parcel 014-053-083-00000 that includes a floodway and a zone AE. The property has been surveyed by Gearhart’s Surveying. The total acreage on this plan is 15.005 acres for Lot 1. Total residual land is 52.541 acres for Lot 2. The number of lots on this plan is 2. A subdivision was done on the land in July 2020 with the amount of acreage at that time was 2 acres. The Union County Planning Commission has reviewed and signed the plan. No permits or sewage planning module is required. The plan as presented does comply with the Township’s Zoning Ordinance. Barry Troxell made a motion to approve the Harvey Subdivision, second by Curt Krebs, all in favor except for Duane Kling, who abstained. Motion approved.

**Old Business:**

**Silvermoon Hills**: Christopher Sheaffer of Larson Design sent a letter to David Hines his comments on the Traffic Study. Steve Wilver forwarded his comment to Dave Hines as well. Charlie Axtman will forward the comments to the traffic engineer and provide his response to us when it is received. Stevan Wilver had a few questions about the ground water study report. Charlie Axtman forwarded these questions to their Hydrogeologist and will provide their response when they are received.

Motion to Adjourn Meeting was made by Barry Troxell, second by Duane Kling.

Meeting Adjourned 7:58 PM

Next Meeting March 7, 2023

Respectfully submitted,

Ellie Koveleskie, Planning Commission Secretary for White Deer Township