**WHITE DEER TOWNSHIP PLANNING COMMISSION**

**MEETING MINUTES**

 January 2, 2024

The regular monthly meeting of the White Deer Township Planning Commission was held on Tuesday, January 2, 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, Greg Prowant.

Audience: David Hines, Zoning Administrator CKCOG, Supervisors Carroll Diefenbach, Donald Wilver. Jr. and Paul Saber. Kevin Walsh from Hourigan, Kluger and Quinn Law Firm and Matthew Graubart of Colliers Engineering and Design.

The motion was made by Duane Kling to accept the minutes from the December 5, 2023, Planning Commission Meeting, seconded by Curtis Krebs, all in favor, motion approved.

**PUBLIC COMMENT**

None

**NEW BUSINESS**

UNI-White Deer Creek – Verizon Cell Tower

This project for a commercial communication tower is located in the Woodland Zoning District with the following variances granted by the Court:

* Commercial Communication Tower – 1 Acre
* Communication Tower Section 432 Tower shall be setback from all lot lines and structures a distance equal to the height plus 10 percent.
* Minimum Lot Width of 250 ft, Maximum Hight 35 ft.

Stormwater is not required as the project is less than 5,000 square feet of impervious; however, a waiver is requested. In order to comply with Section 4.15.6.2B, notes will need to be added to the plan if a waiver is found to be acceptable from release rates.

An NPDES Permit is not needed as the disturbance is less than one (1) acre.

The project will need a Highway Occupancy Permit (HOP) from PennDOT for access onto White Deer Pike.

Mr. Hines added that the approval letter from Union County Conservation District has not yet been received.

Based on direction in a November 17, 2023, email from White Deer Township Solicitor, Peter Matson suggesting approval of the White Deer Township Verizon Cell Tower Plan that had been previously denied zoning variances by the White Deer Township Zoning Hearing Board, those variances have since been granted by the Federal Middle District Court of Pennsylvania and confirmed by Federal Middle Circuit Court of Pennsylvania. To preclude being in contempt of the court order, Curtis Krebs made the motion to approve to the Board of Supervisors the White Deer Verizon Cell Tower Plan with the conditions of obtaining a waver to comply with Section 4.15.6.2B with the notes then added to the plan as well as a Highway Occupancy Permit from Pennsylvania Department of Transportation. This motion was seconded by Greg Prowant and carried.

**OLD BUSINESS**

None

The next Planning Commission Meeting is scheduled for Tuesday, February 6, 2024.

With no other business to discuss, a motion to adjourn the meeting was made by Duane Kling, seconded by Curtis Krebs. The meeting adjourned at 7:41 p.m.

Respectfully submitted,

Michelle Finck

Planning Commission Recording Secretary