**WHITE DEER TOWNSHIP PLANNING COMMISSION**

Meeting Minutes July 5, 2022

The regular monthly meeting of the White Deer Township Planning Commission was held on Tuesday, July 5, 2022 at the White Deer Township Municipal Building, 219l Creek Road, New Columbia. The Meeting was called to order at 7:00 P.M. by Stevan Wilver.

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

**Members Absent:** None

**Audience:** David Hines- Central Keystone Council of Governments, Carroll Diefenbach- Supervisor, Brad Aurand and Chris Sheaffer of Larson Design, and Eric Patton and Bill Fink of Country View Family Farms.

Motion made by Duane Kling to accept the April 5, 2022 Planning Commission Minutes, second by Greg Prowant, all in favor, minutes approved.

**Public Comment:** None

**New Business**: **Country View Family Farms- Land Development Plan:** The property is in the Commercial Manufacturing (CM) Zoning District. The proposed use as a Feed Mill is permitted by Section 305 of the Ordinance. The applicant is proposing to construct an industrial feed mill, along with railroad access and parking. A Highway Occupancy permit is in the works taking it from a minimum use to a low volume. A Financial guarantee is needed in the amount of $1,983,040.00. A Stormwater Operations and Maintenance agreement is needed. It is anticipated that 60-100 trucks will be coming in and out of the facility per day. A train will be delivering corn to the facility approximately every 2 weeks. The rail loop will act like a damn. HRG (Herbert, Rowland, & Grubic, Inc.) has done their review with a couple of minor comments. The building will be elevated two feet above the 100- year flood elevation. Ideally, they would like to start construction in the fall, and it is anticipated to take approximately two years to construct. Satisfactory evidence that all necessary permits or approvals have been obtained shall be submitted as part of the application. (PennDOT, UGI, Water, & Sewer, etc.). There will be approximately 16-20 full-time workers and 10-15 truck drivers delivering feed. Motion made by Barry Troxell, second by Curtis Krebs to recommend approval conditional on all permits being obtained, acquiring a NPDES permit, securing a financial guarantee, and obtaining a Stormwater Operations and Maintenance agreement. All in favor, motioned approved. Duane Kling abstained from voting.

**Old Business**: Stevan Wilver inquired about Andrew Keister and his Silver Moon Hills project. He was supposed to get in touch with David Hines and submit his plans, but he has yet to contact him.

Motion to Adjourn Meeting was made by Barry Troxell and second by Curtis Krebs.

Meeting Adjourned 7:46 PM

Next Meeting August 2, 2022

Respectfully submitted,

Ellie Koveleskie, Planning Commission Secretary