**WHITE DEER TOWNSHIP PLANNING COMMISSION**

 Meeting Minutes - July 11, 2023

The regular monthly meeting of the White Deer Township Planning Commission was held on Tuesday, July 11, 2023 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, Greg Prowant, Barry Troxell

Members Absent: Duane Kling

Audience: Carroll Diefenbach, Supervisor, Nathaniel Gearhart of Gearhart’s Surveying and David Hines, Zoning Administrator for the CKCOG.

Motion made by Barry Troxell to accept the minutes from the June 6, 2023 Planning Commission Meeting, second by Curtis Krebs, all in favor, motion approved.

**Public Comment**

Carroll Diefenbach shared that the new feed mill started pouring concrete on July 10th which would continue for ten days, 24 hours a day for the 170-foot silo. The contractor is out of Iowa but has hired 36 people from the area. The remaining workers are from out-of-state and are renting places in our area during the two-year project. The target date for opening is October of 2024.

**New Business**

**Adam Spigelmyer Subdivision #014-053-016.00000**

The property is located on River Road in New Columbia. The residual lot is 2.6 acres which includes a house and some outbuildings. The property is located in the Village Zoning District. There is no proposed use at this time. The proposed subdivision does meet the minimum lot requirements. The subdivision is proposed to create a 5.616 acre tract (lot 1) with access to public sewer and water. A portion of the lot is in zone AE Special Flood Hazard Zone. A waiver from showing soils type and contours on the plan is requested. The plan as presented complies with the Township’s Zoning Ordinance. David Hines has reviewed the plan with the Township’s Subdivision and Land Development Ordinance and found it to be compliant.

Nathaniel Gearhart shared he has no issues with the subdivision as proposed but suspects there will be land development in the near future.

Barry Troxell made the motion to recommend to the Supervisors for approval as well as granting the waiver from soils type and contours, seconded by Curtis Krebs, all in favor, motion carried.

**Old Business**

None

The next Planning Commission Meeting is scheduled for August 1, 2023.

A motion to adjourn the meeting was made by Barry Troxell, second by Curtis Krebs

Meeting adjourned at 7:12 p.m.

Respectfully submitted,

Michelle Finck, Planning Commission Secretary