**WHITE DEER TOWNSHIP PLANNING COMMISSION**

Meeting Minutes March 1, 2022

The regular monthly meeting of the White Deer Township Planning Commission was held on Tuesday, March 1, 2022 at the White Deer Township Municipal Building, 219l Creek Road, New Columbia. The Meeting was called to order at 7:07 P.M. by Stevan Wilver.

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

**Members Absent:** Greg Prowant

**Audience:** David Hines- Central Keystone Council of Governments, Carroll Diefenbach- Supervisor,

Hasu Shah of Hersha Hospitality Trust, Nathaniel Gearhart- Gearhart’s Surveying, and Jamie Walshaw of Mid-Penn Engineering.

Motion made by Barry Troxell to accept the February 1, 2022 Planning Commission Minutes, second by, Duane Kling, all in favor, minutes approved. There was not a January meeting.

**Public Comment:** Mr. Hasu Shah spoke about his interest for the township to rezone along Commerce Park Drive, where he owns approximately 160-170 acres. He would like to have his property rezoned from Commercial to Commercial/Manufacturing which would allow for the development of a warehousing and distribution center.

David Hines explained the official process is to file an application to change the zoning, however he recommended to Mr. Shah that he find out how the Planning Commission feels about the idea then go to the governing body, which is the Supervisors of White Deer Township. Ultimately, the supervisors would have to agree to the rezoning of the land. Mr. Hines pointed out that his land is the last of the Commercial land in the township.

Carroll Diefenbach discussed PennDOT’s bridge replacement project on Old 15 over White Deer Creek, which is going to affect the truck traffic. He proposed that we do research on these areas.

**New Business:**

**Gerald M. Enterline-Minor Subdivision Plan (#014-053-102.G0000) –** The property is a single-family dwelling and is located in the Rural Residential Zoning District. Lot 1 will be subdivided to a 1 acre lot with access off of BluJay Lane. A driveway maintenance and use agreement will be needed for BluJay Lane. The plan complies with the Township’s Zoning Ordinance. Motion made by Barry Troxell to recommend approval of the Enterline-Minor Subdivision plan conditional upon receiving the driveway maintenance and use agreement for BluJay Lane, second by Curtis Krebs, all in favor, motion approved.

**Leitzel-Minor Subdivision Plan (#014-056-031.00000) –** The property is a single-family dwelling and is located in the Agricultural Zoning District. The existing use and proposed use are conforming. A Stormwater Management Plan may be needed for any project exceeding 5000 S.F. of impervious coverage. A Highway Occupancy Permit is needed for the driveway. The plan has not been signed and notarized.

Nathaniel Gearhart asked for a recommendation for approval conditional on the affidavit being signed and notarized. The plan cannot be recorded without it being notarized. PennDOT requires that the developer obtain a permit, not the landowner. Nathaniel stated that we will not have a Highway Occupancy Permit until the plan is approved.

Motion made by Duane Kling to recommend approval of the Leitzel-Minor Subdivision plan conditional upon receiving a signed and executed affidavit and driveway permit letter satisfactory to the Township Supervisors, second by Barry Troxell, all in favor, motion approved.

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**Old Business:**

Planning Commission members did provide some comments/concerns with the request to rezone from Commercial to Commercial Manufacturing along Commerce Park Drive.  Specifically, Mr. Shah’s interest for the request to rezone was to allow for the development of a warehousing and distribution center.  Comments and concerns expressed by Commission Members were:

1. Volume and type of traffic that would be generated by the warehousing and distribution center.
2. Poor intersection alignment/location of existing access.
3. This area is the last of the Commercial Zoning that is available in the Township.
4. The existing businesses would be nonconforming.

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

Meeting Adjourned 8:29 PM

Next Meeting April 5, 2022

Respectfully submitted,

Ellie Koveleskie, Planning Commission Secretary