

WHITE DEER TOWNSHIP PLANNING COMMISSION MEETING MINUTES

June 2, 2026

The regular monthly meeting of the White Deer Township Planning Commission was held on Tuesday, June 2, 2026, at the White Deer Township Municipal Building, 2191 Creek Road, New Columbia, PA. The meeting was called to order by Stevan Wilver.

Members Present: Stevan Wilver, Curt Krebs, Duane Kling, and Barry Troxell. Greg Prowant was absent.

Audience: Garrett Enders, CKCOG Zoning Officer, Colton Zimmerman of PennCore Consulting, LLC, Supervisor Carroll Diefenbach and Donald Wilver.

Duane Kling made the motion to accept the minutes from March 3, 2026, Planning Commission Meeting, seconded by Curt Krebs. All in favor, motion approved.

PUBLIC COMMENT

None

NEW BUSINESS

Final Plan-Minor Subdivision for Christian C. Trate & Lori D. Trate, Parcel 014-053-019.20000, 1130 Old Route 15, New Columbia, PA.

This project is in the Village District of White Deer Township. This plan consists of Lot 1 with a current warehouse and distribution center that is pre-existing non-conformity with current service/access to municipal sewer, public water, and gas utilities. Lot 1 has no future development planned and Lot 2 has no proposed use at this time. Lot 2 has access to public sewer, water and gas; however, no will-serve letters were obtained. The plan as presented needs the property owners' signatures, surveyor signature, and verification from Nathaniel Gearhart of his liability for his determination of public utility access. Based on Garrett Enders' review of the plan, it does meet requirements of both Township Zoning and SALDO ordinances.

A motion was made by Barry Troxell and seconded by Curt Krebs to recommend the plan to the Board of Supervisors for approval with the condition of obtaining the required signatures and the verification of surveyor liability with the determination regarding access to public utilities. Motion approved and carried.

New Columbia Building #1 Final Subdivision & Land Development Plan for New Columbia Realty LLC.

This plan is located west of Commerce Park Drive in New Columbia, PA, in the Commercial Zoning District consisting of tax parcels #014-053-077.00000, 014-053-076.00000 and 014-053-079.00000. The proposed plan is two-fold including a subdivision to remove internal property lot lines of properties all owned by New Columbia Realty and land development for a proposed warehouse. The property contains a non-conforming residential property that predates the ordinance; therefore, this property will follow the ordinance requirements for single-family dwellings in Rural-Residential Zoning.

Garrett Enders shared that he has conducted two reviews of the proposed plan as has Township Engineer, Christopher Sheaffer. The Subdivision plan as presented is pending the approved sewage planning module and non-building waivers from DEP. Mowery Lane contains a right-of-way to access the cemetery and there are plans to restore the area of the cemetery.

Discussion ensued regarding the condition of Commerce Park Drive and the concern of the volume of traffic entering and exiting out of Commerce Park Drive and the need for a traffic impact study. It was determined that contact with PennDOT to obtain the specifics of the existing Highway Occupancy Permit when it was issued back in the 1980's would be the first step to address the traffic safety concerns.

The proposed land development plan meets stormwater ordinance requirements. Any future development of this site would require further review of stormwater management plans.

After a lengthy discussion, a motion was made by Barry Troxell and seconded by Duane Kling to table the plan for further review at the July Planning Commission Meeting and to allow more time to obtain clarification regarding the specifics of the current highway occupancy permit, the approval of the Erosion and Sediment Control Plan and NPDES permit, the Improvements Guarantee agreement, documentation of the lighting plan, the approval of the sewage planning module and nonbuilding waivers and Intent to Serve letter from PA American Water.

All in favor, motion approved.

OLD BUSINESS

None

ADJOURNMENT

With nothing else to discuss, Barry Troxell made a motion to adjourn the meeting, seconded by Duane Kling. The meeting adjourned at 8:32 p.m.

The next Planning Commission is scheduled for July 7, 2026.

Respectfully submitted,

Michelle Finck
Recording Secretary

APPROVED