WHITE DEER TOWNSHIP PLANNING COMMISSION
MEETING MINUTES

October 6, 2026

The regular monthly meeting of the White Deer Township Planning Commission was held on Tuesday, October 6, 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, Barry Troxell and Duane Kling. Curt Krebs and Greg Prowant were absent.

Audience: Supervisor Carroll Diefenbach, Garrett Enders, CKCOG Zoning Officer, Rich Trowbridge, and Donald Wilver, Jr.

Barry Troxell made the motion to accept the minutes from August 4, 2026, Planning Commission Meeting, seconded by Duane Kling. All in favor, motion approved.

PUBLIC COMMENT

None

NEW BUSINESS

Ellen Batdorf Subdivision "Sketch" Plan (Parcel # 014-053-058.A0000)

The sketch/concept subdivision plan concerns property at 166 Bluejay Lane, New Columbia, in the Rural Residential Zoning District. The proposal would create an additional residential lot with access from Bluejay Lane, an existing private lane connected to Pleasant View Road. Because the lot would be accessed by a private lane, the 50-foot minimum right-of-way requirement does not apply; however, private streets remain subject to applicable Township street standards, and the SALDO requires safe and adequate lot access. Approximately 900 feet of the lane has a 16-foot right-of-way easement, but no maintenance and use agreement is in place. A 50-foot right-of-way farther along Bluejay Lane was established around 1980 or 1981 in connection with earlier subdivisions. The proposed 2.4-acre lot is intended for a new home, leaving 2.9 acres in the residual tract. No formal survey or deed research has been completed at this time. Following discussion, no formal action was required. The Commission Members present did not share any concerns with the subdivision as proposed. Mr. Trowbridge was advised to change "Lycoming" County to "Union" County on the plan.

APPROVED

OLD BUSINESS

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

New Columbia Realty LLC sent the Supervisors a letter requesting approval of the Final Subdivision and Land Development Plan for New Columbia Building #1, contingent on completing PennDOT's ongoing traffic review and complying with any resulting requirements. Outstanding SALDO requirements must also be completed. A zoning permit will not be issued until the Highway Occupancy Permit is obtained, and a building permit cannot be issued until all requirements, including issuance of the zoning permit, have been satisfied.

Discussion was held regarding the status of the Mervin Ray Stauffer Ag Operation Land Development Plan regarding manure management.

Discussion ensued regarding an ordinance amendment addressing the 50-foot right-of-way requirement in the SALDO.

ADJOURNMENT

With nothing else to discuss, Barry Troxell made a motion to adjourn the meeting, seconded by Duane Kling. The meeting adjourned at 7:48 p.m.

The next Planning Commission meeting is scheduled for November 10, 2026.

Respectfully submitted,

Michelle Finck
Recording Secretary

APPROVED