Those in attendance were the Planning Commission Board Members Curt Kuhns, Chairman, Albert Ciccarone, Vice-Chairman, Kimberly Poley, Karla Dexter, Elwood Harper, Louisa Masemore, Secretary, Jennifer Van Dyke, Engineer and Keith Masemore, resident.

The meeting started at 7:07 PM

**Reorganization**

Mr. Kuhns was not yet present, so Mr. Ciccarone called the meeting to order. Ms. Dexter made a motion for Mr. Curt Kuhns to be reappointed as Chairman, Mr. Albert Ciccarone to be reappointed to Vice-Chairman, and Ms. Louisa Masemore to be reappointed as secretary. Ms. Poley Seconded. Motion passed.

Ms. Dexter made a motion to accept the minutes from the September 25th,2019, and February 26th, 2020 meetings. Ms. Poley seconded. Motion Passed. The minutes for the August meeting were tabled until the next meeting.

**Zoning**

**Memo Farms**

Ms. Van Dyke gave a brief description of the Memo Farms Subdivision, located off of Orthaus Road near Jade Lane, the subdivision was started in 2010 and then put on hold but revived around 2019 when conditional preliminary plan approval was obtain. They have now submitted final plans for approval and have also received their NPDES Approval. Each lot will have individual storm water management Facilities on the lots themselves. The review letter was discussed, noting that the BOS has allowed deferral of posting of financial security until building permit stage for each lot since the lots are being sold off individually and how the owners may want to change how the original plans were and the possible need to change the storm water plans due to that.

The Applicant will be responsible for the lot pins and will pay a fee of 750$ per lot in lieu of recreational facilities.

Stormwater operations and maintenance agreement are also deferred to building permit stage time as well. Ms. Van Dyke asked if there were any other questions and there were no comments.

Ms. Dexter Made a motion for Conditional Final Plan approval contingent upon the conditions of the Technicon review letter of June 21, 2021. All in Favor. Motion Passed.

**New Business**

**Neilson Expansion**

 Ms. Dexter presented Board with a possible plan for an expansion called Heritage Village. It was presented for discussion, as it is still in idea mode. The board discussed these things as possibly problematic areas to be thought over.

**Septic:** this was one of the worries about this plan was the extensive sewage facilities that would be needed in an area that already has sewage problems. Would the Township be the one that requires the residents to hook up to the septic line that will have to go in? How would this change effect taxes and those able to live in that area of our township or in the township in general? Will the sewage treatment plant be maxed out? How does the zoning work with all of this in these areas?

**Police:** With all the new residents, how will public safety have to change within the township due to the new population increase? Will we need to create a police force? Can we afford to create a police force or would taxes go up because of that. Would the current residents not in the direct area be affected by the waterfall costs?

**Cascading Services:** How would street maintenance be taken care of, Will there be a Homeowners Association? Will the people be able to pay for these changes, or s Mr. Neilson going to help pay for that?

**Flood Plains:** Would the flood plains expand or contract, will the proposed place for the storage units be safe in the flood plain area? Would there be industrial zones in these areas?

There being no more items on the agenda Mr. Kuhns made a motion to adjourn, and Mr. Ciccarone seconded. Motion passed. At 8:07 PM

Respectfully Submitted,

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Louisa Masemore Planning Commission Secretary