

Members present: Russ Braun; Jerry Olson; Anna Mae Short; Gerald Huff; Debbie Straub; Louella Moyer; Tyrel Woelfel.

Visitors Present: Bob Myers- Hawbaker Engineering

The meeting was called to order by President Russ Braun, followed by the Pledge of Allegiance.

Unfinished business: --None

New Business:

A. Subdivisions to be reviewed:

Black earth is subdividing their property, located along Krise Road into 8 lots. Each will be approximately 1 acre and will be served by public water and public sewer. Black Earth's planning Module was approved by DEP in Sept. 2016 approving them to connect these lots to the line installed by REBCO as depicted in the plan submitted with the planning module. The Fox Township Zoning Hearing Board has granted them a variance to allow the setbacks for these lots to be 10 ft. instead of 15ft. The residual property is 134 acres.

The Planning Commission found that the drawing was of incorrect scale- should be 50 ft. to the inch, not 100 ft. to the inch for a minor subdivision. The sewer line on the North side of the drawing was not on the "small" map.

A motion to conditionally approve was made by Debbie Straub when the above infractions are corrected. This was 2nd by Larry Johnson, approved.

Greentree Landfill is subdividing their property off Rt. 153. Lot 1 will be 375 acres; Lot 2 will be 1078.5 acres. These lots will be conveyed to Thea Development with the intention of developing a Data Center Campus. Lot 1 has been submitted for KOEZ designation. These lots are situated in both Fox and Horton Townships. Upon development, these lots will be served by public water and sewage from Brockway. Horton Township and Elk Co have also reviewed this subdivision. The Fox Township Supervisors has granted this project a conditional use to meet zoning requirements.

After discussion, a motion to conditionally approve was made by Anna Mae Short that the preliminary plan show the proposed layout of water distribution, sewage collection, and stormwater drainage systems. This was 2nd by Gerald Huff. Approved.

Motion to adjourn by Louella Moyer, 2nd by Gerald Huff.