

**NEWTON TOWNSHIP  
PLANNING COMMISSION MEETING  
September 27, 2023**

**Members Present**—D. Scot Haan, Steve Sartori, Karen Lilik, Bob McMinn and Gary Martenson.

**Absent:** James Norton and Gregg Raino

Meeting called to order at 7:40 PM with the Pledge of Allegiance to Flag.

**Announcements:** None

**General Meeting**

**Minutes:** Lilik motioned to accept the minutes of the August 30, 2023 meeting, 2<sup>nd</sup> by Sartori. Motion voted, all in favor.

**New Business:**

***Kailin Bouse/Kailin of Earth, LLC:*** Ms. Bouse came before the Planning Commission to request a change of use conditional hearing to operate a wellness center at the Florey Homes building located at 1170 Winola Road. She will utilize the commercial space for wellness and education for seven days a week with the earliest class beginning at 7am and the latest class at 7pm and will vary day to day depending on the needs of clients. She will have no employees. Parking is adequate. **Motion by Lilik to recommend Supervisors approval, 2<sup>nd</sup> by Sartori. Motion voted, all in favor.**

***Greg Scandale:*** Mr. Scandale and his mother were present to discuss their possible purchase of the property of Summit Hills Golf. They would like to put in a development. There was discussion regarding tying into the State's septic but as the Planning Commission explained, the township is not aware as to what the State has planned for the sewage treatment plant. It was also explained that it is the preference of the township to have on-lot septic.

**Unfinished Business:**

***John Cicilioni, Red Barn Village:*** Mr. Cicilioni was again present to discuss his plans with the property. The proposed renter for the store was also present to discuss that he would like to operate a micro-brewery out of the old grocery store (change of use). Mr. Cicilioni discussed the five cabins he plans on putting in, along with two pavilions and resurrecting the mini-golf. He also stated he would like to have a carnival for a week in 2024. Planning Commission discussed with him that engineer drawings are needed and septic clarification. He is contracted with Halo Environmental Services to do a study on the septic's and they will coordinate with the township's SEO. A conditional use cannot be recommended until adequate plans are provided. In all, Mr. Cicilioni will need a highway occupancy permit from PADOT, parking clarification and engineer plans. Haan pointed out that he will need to review sections 315 and 316 along

with the nuisance ordinance (Chapter 94 of the codification).

*Pave Cut Ordinance:* Outstanding.

*SAPA:* Haan stated that Dunmore is looking to change the height restriction of the landfill and is due to vote sometime in October.

**Public Input:** None

Being no public input, **motion by Martenson to adjourn at 9:20PM, 2<sup>nd</sup> by Lilik. Motion voted, all in favor.**

Respectfully submitted by Francine Fawcett.