

TIOGA COUNTY PLANNING COMMISSION
Minutes of
Wednesday November 9, 2022
6:30 P.M. Tokishi Building

Call to Order: Chairperson Terry Bryant called the meeting to order at 6:30 p.m.

Roll Call: The roll call found four (4) members present: Terry Bryant, Roger Bunn, Bill Roosa, and Mike Mulcahey. Also, in attendance Kaye Aumick; Planning Director. Public in attendance: Kimberly Jennings; Develop Tioga, and Steve Conard; Citizen.

Approval of Minutes: A copy of the October minutes was available for review. Minutes were not approved as we did not have a quorum.

Public Comment: Mr. Conard spoke about the dark skies in the county and his back ground with astronomy. He would like to see guidelines for lighting in the county. He stated that the planner from Potter County added a lighting section to their SALDO. Mr. Conard will send a copy of the Potter County SALDO and a presentation on dark skies and Kaye will send to the group. There was good discussion on the desire for dark skies and the safety of having the lighting. Mr. Conard volunteered to come back to the planning commission at another time a do a presentation.

Old Business: Kaye gave the following updates:

- Jason Ward Poultry – Union Township – Red Barn is working on the As-Builts and submitting the NOT to the Conservation District.
- Dollar General – Knoxville Borough – No new updates at this time. Will reach out for an update.
- Sky King Fireworks – Lawrence Township – Construction Phase. Will reach out to the developer in 6 months (November 2022) for status update. It was discussed that construction had been put up around the area.
- PGE 596B Compressor Stations – Liberty – Project is complete. Nothing new to report. We are still waiting on the As-Built plans. I continue to reach out to our contacts for information, but have not heard back for several months.
- Keck’s Wedding Venue – Inactive – 1 year extension was granted on 8/8/22. The extension expires on 8/1/23.
- Meads Wedding Venue – Brookfield Township – Contact has started with the engineer for Mr. Mead. E&M Engineer & Surveyors will begin work and providing documents and approvals required to come into compliance with SALDO. I send the spreadsheet detailing what is needed. The engineer has reached out to all other agencies and is working to get their requirements. He stated that Mr. Mead would like to be in compliance and open his venue by spring of 2023.
- Keeneyville Compressor Station – Construction Phase. Will reach out in 6 months (December) for a status update.
- Solar Farm - CFC Deerfield Properties, LLC. – Deerfield Township – Violation letter was sent. I spoke with Joh Delp of Clemens Development; he was not aware that the

solar array went up without the proper process being followed. I sent the spreadsheet detailing everything that is needed to bring the project into compliance with SALDO. Waiting to hear more.

New Business:

- Mountain Laurel Recovery Center – New Land Development. This was to be presented at the meeting, but cancelled due to some plan changes that will be needed as a result of the county engineer's review and comments concerning the nearby Eberle dam.

Directors Report: Kaye gave her verbal report.

- Dollar General coming in Tioga Township. They are working to provide a completed application and possibly present at the December meeting.

Next meeting: December 14, 2022

No further business – Meeting adjourned at 7:00 p.m.

Respectfully Submitted by Kaye Aumick.