

TIOGA COUNTY PLANNING COMMISSION
Minutes of
Wednesday May 10, 2023
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 seven (7) members present: Terry Bryant, Nancy Smith, Susan Asbury, Bill Roosa, Deb Bigley, Kevin Connelly, and Mike Mulcahey. Also, in attendance Kaye Aumick; Planning Director. Public in attendance: Kristin Hamilton; Develop Tioga

Approval of Minutes: A copy of the April minutes were available for review. Motion by Bill to approve as written, second by Kevin. Motion carried by roll call vote with 4 yes votes and 3 abstained.

Public Comment: None

Old Business: Kaye gave the following updates:

- **Jason Ward Poultry – Union Township** – Notice of Termination (NOT) was received on 4/20/23. The project can now be closed out as everything has been received. Motion by Kevin to close out the project, second by Mike. Motion carried by roll call vote with 7 yes votes.
- **Dollar General – Knoxville Borough** – Nothing new to report. An email was sent on 3/22/23 inquiring about putting bumpers/barriers along the creek bank side of the parking lot for safety reasons. No response has been received.
- **Sky King Fireworks – Lawrence Township** – Construction Phase. Nothing new to report.
- **Keck’s Wedding Venue – Lawrence Township** – Inactive – 1 year extension was granted on 8/8/22. The extension expires on 8/1/23.
- **Meads Wedding Venue – Brookfield Township** – An update was given on the building permits and the requested variances for the permits.
- **Keeneyville Compressor Station – Middlebury Township** – Construction Phase – Nothing new to report; still on track to finish construction in 2024.
- **River Valley Solar Farm - CFC Deerfield Properties, LLC. – Deerfield Township** – The county engineer review letter was sent to Mr. Delp to forward onto his engineers for their review and responses. We are still waiting for the land development application and fees. The invoice for the review was sent on 5/5/23 for payment. Evin Fitzpatrick is working through the engineer review. Also, it has been determined that the solar panels were constructed in the summer of 2020; this was before the county solar ordinance was enacted, so they will not have to abide by the solar ordinance, just the land development ordinance. It was suggested to Mr. Fitzpatrick that in a good faith effort, a decommissioning plan/bond with the township be created. A previous plan was sent as an example.
- **Mountain Laurel Recover Center – Westfield Borough** – We are still waiting for the remainder of the items required for preliminary approval. The sewage component

approval was received 5/10/2023. We still need the responses to the engineer's comments, and the Municipal approval for public water hook up. We received payment for the 1st review invoice; sent the second portion on 5/4/2023.

- **Tioga Dollar General – Tioga Township** – Construction Phase. Nothing new to report. Will send a status update email in July.
- **Lawrenceville Family Dollar – Lawrenceville Borough** – Nothing new to report. We are waiting for the last 3 conditions to be met: sewage approval, HOP permit, and municipal approval for water hook up.
- **UGI 815 Compressor Station – Elk Township** – Waiting for completion of the conditions for the preliminary approval. We received the responses to the engineer's review. We are still waiting for the air quality permit, the application was submitted in March, the permit should be received soon. We also need the payment for the engineer's review.

New Business:

- **3 Springs Ministries – Morris Township** – Spoke with Randy Webster of RK Webster Engineering. He is working through requirements and will be submitting the land development application soon. This is for a new building to house administrative offices and a gymnasium. They will be requesting a waiver on the parking requirements, as the size of the building will require more parking than is necessary.

Other Business:

- **Dark Skies** – Terry requested that the portion of the Potter County Subdivision and Land Development Ordinance (SALDO) that talks about lighting be sent to the planning commission for their review. We may want to incorporate something similar in our SALDO.
- **Pine Creek Rail Trail Extension** – Kevin talked about walking the trail and how beautiful it is. Deb spoke about the trail extension and the groundbreaking ceremony that was scheduled. She also gave a timeline for the trail construction.

Directors Report: Kaye gave her verbal report.

- Received a call about a possible land development in Lawrenceville Borough for a Dollar General. No details given just some general questions. The caller was directed to the borough for zoning questions. Waiting to hear more on this.

Next meeting: June 14, 2023

No further business – Meeting adjourned at 7:25 p.m.

Respectfully Submitted by Kaye Aumick.