

TIOGA COUNTY PLANNING COMMISSION  
Minutes of  
Wednesday November 8, 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, Deb Bigley, Kevin Connelly, Bill Roosa, Roger Bunn, and Mike Mulcahey. Also, in attendance Kaye Aumick; Planning Director. Public in attendance: Kristin Hamilton; Develop Tioga, Steve Conard, Cindy Conard, and Gary Citco; PA Wilds Astronomy Club, Sam Minnick; Tiadaghton Audubon, Tim Morey, DCNR/PA State Parks, and Bob Borzok, citizen.

Approval of Minutes: A copy of the October minutes were available for review. Motion by Kevin to approve as written, second by Deb. Motion carried by roll call vote with 7 yes votes.

Public Comment:

Old Business: Kaye gave the following updates:

- **Dollar General – Knoxville Borough** – Nothing new to report. Still waiting for pictures of the trees from Travis Martin and Livic.
- **Sky King Fireworks – Lawrence Township** – Construction Phase. The building is complete and they have received the certificate of occupancy. We are ready to start gathering final documents and to move forward with close out of the project.
- **Keck’s Wedding Venue – Lawrence Township** – Construction Phase. Nothing new to report. Work continues.
- **Meads Wedding Venue – Brookfield Township** – Nothing new to report. We are still waiting for the fire alarm system to be installed and inspected and then the final occupancy permit. Kaye will reach out to Chris Ernst for more information.
- **Keeneyville Compressor Station – Middlebury Township** – Construction Phase – They are going to be starting the first phase of construction soon. This will only consist of installing the dehy trains which will include dehydrators, line heaters, filter separators, and some ancillary equipment. Essentially it will be everything on the south of the station. The actual compressor side of things will not be built until early 2025.
- **Mountain Laurel Recover Center – Westfield Borough** – Construction Phase – Kaye will reach out after the first of the year for an update.
- **Tioga Dollar General – Tioga Township** – Construction Complete – The store is open and operating. We have received everything needed; the project is complete. Motion was made by Kevin for final close out and removal from agenda, second by Nancy. Motion carried by roll call vote with 7 yes votes.
- **Lawrenceville Family Dollar – Lawrenceville Borough** – Nothing new to report. Kaye will reach out in 6 months (February) for a status.
- **Three Springs Ministries – Morris Township** – Construction Phase – Nothing new to report. Kaye will reach out for an update in February.

- **Morris Run Water Treatment - Acid Mine Reduction – Hamilton Township** – Met with the project team November 7, they just completed the 60% design documents and moving into the 90% design. Working across 3 municipalities and will be working through the zoning and permitting with each one. They are ready to start moving forward with the municipalities and the county. Have started with the conservation district and DEP; working on getting a pre submission meeting set up. We should start to see items come through within the next 2 – 3 months and they are looking at presenting at the March meeting.
- **PGE 596 Pad A Compressor Station – Liberty Township** – Construction phase - Nothing new to report. Kaye will reach out in 6 months (April 2024) for an update.

New Business:

- Steve Conard gave his presentation on Dark Skies. There was very good discussion on what/how the planning commission can begin to get developers to start thinking about and developing low level lighting to protect our night skies, while ensuring the safety of the citizens.
- Some of our guests spoke in regards to lighting, light pollution and the importance and things that can be done to encourage developers to incorporate low lighting in their development plans.
- Kaye will send Mr. Conard's presentation to the commission members. Discussions will begin on how to proceed with lighting guidelines for new developments at the next meeting.

Directors Report: Kaye gave her verbal report.

- Mike has decided not to take another term on the commission. This will be his last meeting. We thank Mike for all his time and commitment to the commission over the past few years. Erick Coolidge will be filling Mike's position.

Next meeting: January 10, 2024

No further business – Meeting adjourned at 7:50 p.m.

Respectfully Submitted by Kaye Aumick.