

TIOGA COUNTY PLANNING COMMISSION
Minutes of
Wednesday March 13, 2024
6:30 P.M. Tokishi Building

Call to Order: Roger Bunn called the meeting to order at 6:30 p.m.

Roll Call: The roll call found six (6) members present: Nancy Smith, Susan Asbury, Kevin Connelly, Bill Roosa, Roger Bunn, and Marc Rice. Also, in attendance Kaye Aumick; Planning Director. Public in attendance: Carrie English; Develop Tioga, Tyrell Ayers, Ed Presor, and Robin Presor; Citizens.

Approval of Minutes: A copy of the February minutes were available for review. Motion by Bill Roosa to approve as written, second by Kevin Connelly. Motion carried by roll call vote with 5 yes votes.

Public Comment: None

Old Business: Kaye gave the following updates:

- **Dollar General – Knoxville Borough** – Nothing new to report. Kaye will send another email asking for an update on the trees.
- **Sky King Fireworks – Lawrence Township** – The building is done and they are open for business. Kaye is working to get the final plans. A couple emails have been sent, waiting for replies. Kaye will send another email.
- **Keck’s Wedding Venue – Lawrence Township** – Construction Phase. Nothing new to report at this time. An email was sent requesting an update, but no response was received at the time of the meeting.
- **Meads Wedding Venue – Brookfield Township** – Nothing new to report. Waiting for final the occupancy permit. They have had some trouble getting some electronics that are needed for the fire alarm system. Once they are received, it is expected that the system will be installed and inspected. Commissioner Marc Rice talked about recent actions that were taken and on the county’s position on this project.
- **Keeneyville Compressor Station – Middlebury Township** – Construction Phase – Nothing new to report; still on track to finish construction in 2025.
- **Mountain Laurel Recover Center – Westfield Borough** – Construction Phase – It was requested that the engineer and owner return to a commission meeting to review their plans concerning the lighting. No lighting was on the approved plan, however there are very bright lights on the back side of the newly constructed building. Per Robin Presor there are no doors on the back of the building that would require any type of lighting. Kaye will reach out again to invite them to the April meeting. There was discussion on what can be done to help with this lighting issue.
- **Lawrenceville Family Dollar – Lawrenceville Borough** – Construction Phase – The construction is complete, with inside work finishing up with projected opening on March 21. The final plans with signatures and recording fees will be coming soon.

- **Three Springs Ministries – Morris Township** – Construction Phase – Received an email from Jeff Rush with pictures of the construction. Project is progressing well. Inside work is being done through the winter months. Mid-April will resume the exteriors items. They are anticipating late summer completion. Kaye asked Jeff to contact her upon completion for final close out of the project.
- **Morris Run Water Treatment – Acid Mine Reduction** – Received a call from Tibben Zerby. They had a bit of a slowdown as they had trouble getting to all land owners that are being impacted. They had a public meeting on 2/22/24 and have now met with all land owners. All are good. They are working to finalize disturbance and impact. Working on timeline for the project and when they will be ready to come and present. Tibben will get something put together to send before the meeting.
- **PGE 596 Pad A Compressor Station – Liberty Township** – Construction Phase – Nothing new to report at this time. Kaye will reach out for update.

New Business:

- None

Other Business:

- The Lighting Ordinance/SALDO review team will begin meeting at 5:45pm on the same nights as the Planning Commission meetings to work on reviewing and updating these items. All members are welcome to attend. Kaye will reach out to Steve Conard to see if he would be willing to come and assist and answer questions.
- Bill Roosa commented on rules. Stating that the cost of things go up when more rules are implemented and that we need to be mindful of this as we move forward with the lighting ordinance and the SALDO updates.

Directors Report: Kaye gave her verbal report.

- We have 2 new solar projects that may be coming and 2 developments for compressor stations. More to come on all of these as we begin to gather material and move forward.

Next meeting: April 10, 2024

No further business – Meeting adjourned at 7:35p.m.

Respectfully Submitted by Kaye Aumick.