

TIOGA COUNTY PLANNING COMMISSION
Minutes of
Wednesday May 12, 2021
6:30 P.M. Tokishi Building

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

Roll Call: The roll call found four (4) members present: Terry Bryant, Nancy Smith, Bill Roosa, and Kevin Connelly. Also, in attendance Deb Crawford; Planning Director, Kaye Aumick; Planning Specialist. Public in attendance: Jerry Crawford, K. Linden Speranza & Devyn Smith; Schuler-Haas Electric, Ethan Bodnaruk; LaBella Associates, and Shelly Cornell.

Approval of Minutes: A copy of the April minutes was available for review. There was no motion to approve, as we did not have a quorum.

Public Comment: None

Old Business:

- Jason Ward Poultry Land Development – Union Township – Kaye gave update: waiting to schedule the final grading. Construction should be completed by the end of summer. Crystal will submit the NOT to the conservation district.
- Keck’s Wedding Venue – Kaye gave update: Work is progressing slowly with site development 85-90% complete. They are still working on decisions for the next phase.
- Dollar General – Knoxville Borough – Kaye gave update: Per Craig from Salt City Construction, the new trees are ordered and should be in place in a few weeks. He will advise once the trees have been replaced.
- Dietrich’s Milk Plant Solar Project – Linden Speranza presented again, explaining how the electricity will be gathered. There is a distance of about 500 feet from the panels to the building. They are looking to obtain preliminary approval and hope to start construction by the end of June with completion in September.
 - All approvals have been received. Linden is working on getting the building and floodplain permits.
 - There was discussion concerning the decommissioning plan. Linden will provide an official letter concerning the decommissioning of the solar panels. Since permits were received before our County solar ordinance was in place, the decommission proposal will be ok.
 - Linden will ensure that the Middlebury Township supervisors are aware of the decommissioning plan.
 - Shelly Cornell inquired on how long it takes to decommission the solar panels; Linden stated that it takes about 2 months, nothing will be left, and all property will be restored to its original condition.
 - Bill Roosa asked what the life cycle is for these solar panels. Linden replied that they have an anticipated life of about 20 years.

- Sky King Fireworks – Lawrence Township – Waiting for confirmation of the completion of preliminary conditions.

New Business:

- Gausline Storage – Osceola – Previous development in 2017 for storage buildings. They are putting up a fourth building that was not stated in the original land development application. There was a verbal agreement between Holly Gausline and the former director that this was phased and nothing more was needed for future buildings. We have no written agreement stating this. Guidance was needed on how to proceed; allow this or submit another land development. It will be allowed to put the 4th and last building up.
- VanPelt Lot Addition – Westfield Township – This is for an odd shaped lot that does not meet the SALDO requirements. The lot addition is being requested to allow the land owner to keep rights to the spring in the future if there is ever a sale of the property. Guidance was needed on whether this should be allowed. It was discussed that we should follow SALDO and the spring concern could be handled in the property deeds.

Directors Report: Deb and Kaye gave a verbal report.

Public Comment: None

Next meeting: June 9, 2021

No further business – Meeting adjourned at 7:55 p.m.

Respectfully Submitted by Kaye Aumick, Planning Specialist.