

TIOGA COUNTY PLANNING COMMISSION
Minutes of
Wednesday October 12, 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 six (6) members present: Terry Bryant, Nancy Smith, Karl Kroeck, Roger Bunn, Bill Roosa, and Kevin Connelly. Also, in attendance Deb Crawford; Administrative Director, Kaye Aumick; Planning Director. Public in attendance: Kristin Hamilton; Develop Tioga, and Jerry Crawford; Citizen.

Approval of Minutes: A copy of the September minutes was available for review. Motion by Bill to approve, second by Karl. Motion carried.

Public Comment: Kristin commented that the Westfield Tannery Project was moving forward. They will be filing for subdivisions, going to Westfield Township in November then to the County.

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 – Received an email from Travis Martin on 9/21/22, stating that currently the repairs from the flood have been partially completed. We just need to have the contractor(s) complete the armoring of the bank which is associated with the GP-3 permit required to stabilize this area from more future damage. The design has been approved by the Tioga County Conservation District and we're just awaiting the contractors to finalize this work. Once this is complete, we will conduct an inspection of the NPDES associated stormwater items, schedule another As-Built Survey and submit for our closeout NOT. Hoping this all happens in the next month or sooner.
 - Bill R. stated that they are workers there daily.
- Sky King Fireworks – Lawrence Township – Construction Phase. Will reach out to the developer in 6 months (November 2022) for status update. As of now, there are no signs of any construction at the site.
- 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 – Deb gave an update on the status of this project.
- Keeneyville Compressor Station – Construction Phase. Will reach out in 6 months (December) for a status update.

- River Valley Farms - Deerfield Township – CFC Deerfield Properties, LLC. – I have the As-Builts and the Notice of the PSCM. Received the NOT approval 10/3/22. Everything needed for project closure has been received.
- Solar Farm - CFC Deerfield Properties, LLC. – Deerfield Township – Violation letter ready to send, stating that the County land development process was not followed. This the parcel beside the hog barns. Same owner as River Valley farms.

New Business: None

Directors Report: Kaye gave her verbal report.

- We have 2 land developments coming soon for retail stores. One is in Lawrenceville Borough and the other (Dollar General) is in Tioga Township. The Tioga Township secretary has requested to be advised when the development comes to the commission for approval as they will have a representative there to discuss special zoning requirements.

Next meeting: November 9, 2022

No further business – Meeting adjourned at 7:20 p.m.

Respectfully Submitted by Kaye Aumick.