

TIOGA COUNTY PLANNING COMMISSION
Minutes of
Wednesday January 11, 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, Karl Kroeck, Roger Bunn, Susan Asbury, Bill Roosa, and Kevin Connelly. Also, in attendance Kaye Aumick; Planning Director. Public in attendance: Kristin Hamilton; Develop Tioga, Cole Boyer; JLM Real Estate Investments, Coleman Gregory; Larson Design, and Doug Gamber; Livic. For a complete list of the public in attendance, see the attached document.

Approval of Minutes: A copy of the October and November minutes were available for review. Motion by Kevin to approve, second by Bill. Motion carried.

Public Comment:

Old Business: Kaye gave the following updates:

- **Jason Ward Poultry – Union Township** – We have received the NOT application and As-Built plans from Jason. He has recorded the NOT and As-Built plans and we are now waiting for the final approval from the DEP/conservation district. Hopefully, we can closeout this project soon.
- **Dollar General – Knoxville Borough** – Travis Martin stated that it is his understanding that DG is working with their insurance company to have the work completed if it hasn't been completed already. Last he heard; it was underway but the last As-built they performed was before the bank stabilization was completed. He stated the shrubs/trees should all be replaced per the approved plan and must be done prior to the new As-builts can be done. He copied Ingram Thornton for any other input, but none was received from Ingram.
- **Sky King Fireworks – Lawrence Township** – Construction Phase. Kaye spoke with Frank Centofanti on 11/14/22; they have begun the early stages of construction. A fence was put up to ensure they stay within the 1-acre perimeter for earth disturbance. They have stripped off topsoil and put a in temporary driveway to get to the building area. Hoping to get the building up by spring. Kaye reminded Frank of the requirements when construction is complete.
- **PGE 596B Compressor Stations – Liberty Township** – 12/6/22 - Received an electronic copy of the As-Builts. Sent to the engineer for review, he was ok with the plans. Project is complete. Motion by Kevin to close, second by Bill. Motion carried.
- **Keck's Wedding Venue – Lawrence Township** – Inactive – 1 year extension was granted on 8/8/22. The extension expires on 8/1/23. We received NPDES Permit notification from Larsen Design to construct the small flow treatment facility. With this it is assumed construction will begin soon. Spring. Kaye will reach out to Brian to see how things are going and when construction may begin.

- **Meads Wedding Venue – Brookfield Township** – Nothing new, since the initial conversation with the engineer. Giving them time to get their items in order, if Kaye doesn't hear from them, she will reach out. They want to get all done so he can open back up in the spring. Received notification that the complaint against the Meads has been settled and fine paid.
- **Keeneyville Compressor Station – Middlebury Township** – Construction Phase. Site work continues to prepare the compressor station pad. Currently the pad has been graded and the stormwater management system is under construction. Full site restoration will continue into 2023. NFG intends to select a mechanical contractor in the future and begin the construction of the compressor station in 2023, although mechanical piping has already been started for the pipeline connections.
- **Solar Farm - CFC Deerfield Properties, LLC. – Deerfield Township** – Spoke with John Delp, Clemens Development on the required items to bring the project into compliance with SALDO. He will begin getting what is needed. The project was contracted out and the contractors were to do everything properly. He wasn't sure why this is considered a land development; this was explained to him.
- **Mountain Laurel Recover Center – Westfield Borough** – This expansion project was presented to the commission by Doug Gamber (Livic). This project includes a new 1 story dormitory and an athletic field. The new building will also be equipped with meeting rooms and nurses' stations. Trees will be planted around the residential border line to provide screening and a new storm water basin will be created. Several members of the Westfield Borough community were in attendance along with members of the engineering firm and site owner. The initial review was provided by Scott Bray (retired) whom had some issues with the location of the new building in relation to the Eberle Dam and any overflow or release of waters that may occur. In response to that concern the original location of the new building and athletic field were swapped. His other concerns/comments were relayed to the new county engineers and have been presented in the engineer's comments to Livic, with the responses still pending.
 - After listening to the presentation there was discussion on the load this expansion may have on the public sewer. The sewage planning module was submitted to DEP and we are waiting on their determination. (Approval or Denial). A borough council member in attendance stated that they have issues with this expansion connecting to the municipal sewer as this will put them over the sewage capacity.
 - Kaye asked Doug if the project had been presented to the borough council; he stated that they have talked to the council but the project wasn't formally presented. There was a comment in the room from a Borough council member that they had not been notified of this project by the engineers or site owner. It was strongly advised that this be done to ensure the borough is aware of this expansion project.
 - The citizens in attendance are very concerned for the stress the extra residents may have on the local emergency medical service and the police service.
 - The citizens are also concerned about the way the residents are released when their stay is over. The representative for Mountain Laurel advised that the past processes have changed and no residents are just put on the street and the

end of their stay, they are provided transportation to where they would like to go.

- Terry (chairperson) reminded those in attendance that the commissions responsibility is to ensure the organized development of Tioga County by ensuring that all permits and approvals are granted/received from the appropriate entities. He stressed that communication with municipalities is a key factor in this and all land developments.
- Motion was made by Bill, second by Roger to grant preliminary conditional approval. Motion carried with 5 yes and 2 nay votes. This approval is with the following conditions; which were read aloud in the meeting and must be received by the Planning Commission before construction can begin.
 1. Sewage module approval from DEP.
 2. Response and satisfaction of the County Engineer's comments.
 3. Erosion and sedimentation plan approval.
 4. NPDES approval.
 5. Municipal approval for public water hook up.

New Business:

- **Tioga Dollar General – Tioga Township** - Presentation by Cole Boyer (Miller Bros. Construction). This project is going to consolidate lot #1 and the joint use access area. The access area will be owned by JLM Real Estate Investments, LLC, with an access easement being provided for the future use of lots 2 and 4.
 - The project is to construct a +/- 10,700 sq. ft. building to be used by Dollar General.
 - They are looking to start construction in March or April of 2023 with completion in August.
 - There was discussion of the concern on the trees along Coleman Street. Per the Tioga Township zoning ordinance, the trees must be 6-foot-high. The proposed trees were changed from white pine to green giant arborvitae as there was concern regarding the pine trees putting off a film. The plans were updated to reflect the change in tree size and type. There is still some concern over the trees for screening purposes along Coleman Street, as it was stated that trees do not always screen as intended.
 - Tioga Township approval is based upon the county receiving all required approvals.
 - Lighting was questioned, all outside lighting will be downward facing as shown on the plans.
 - Motion was made by Karl, second by Kevin to approve the preliminary conditional approval. The condition of the approval is the receipt of the sewage permit from DEP. This approval must be received by the Planning Commission before construction can begin. Motion carried.
- **Lawrenceville Family Dollar – Lawrenceville Borough** - Presentation by Coleman Gregory (Larson Design). The consolidation of 2 lots into one for this project. The building will be mostly on the uncontaminated lot. There is a covenant on the parcel against the removal of pavement as the lot was contaminated in the past from leaking fuel tanks. The tanks have been removed, but the soil cannot be disturbed. Because

of this covenant a waiver was granted from Lawrenceville Borough for parking as the removal of any pavement must be minimal.

- The sewage exception was denied by DEP, so a full planning module must be completed and submitted.
- There was a question on the signage; this is determined and approved by the Borough council.
- Lighting was also a concern around the building and in the roadway. The intersection is lit up and the location is surrounded by commercial properties, so lighting should not be a problem.
- Motion was made by Bill, second by Susan to approve the preliminary conditional approval. Motion Carried. This approval is with the following conditions; which were read aloud in the meeting and must be received by the Planning Commission before construction can begin.
 1. E&S Plan Approval
 2. Highway Occupancy Permit (HOP)
 3. Sewage Module Approval
 4. Response and satisfaction of County Engineer's comments
 5. Payment of the County Engineer
 6. Municipal public water hook up

Directors Report: Kaye gave her verbal report.

- Reappointments were approved by the Board of Commissioners; Terry, Bill, and Susan have all agreed to another 3-year term. We are still looking for another person to fill a vacancy, if you know of anyone that may be interested, please have them contact Kaye.

Next meeting: February 8, 2023

No further business – Meeting adjourned at 8 p.m.

Respectfully Submitted by Kaye Aumick.