

TIOGA COUNTY PLANNING COMMISSION
Minutes of
Wednesday June 12, 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 eight (8) members present: Nancy Smith, Roger Bunn, Marc Rice, Karl Kroeck, Deb Bigley, Carol Hoke, Erick Coolidge, and Kevin Connelly. Also, in attendance Kaye Aumick; Planning Director and Deb Crawford; Administrative Director. Public in attendance: Ken Kulwicki; National Fuels, Kristen Chase; PGE, Douglas Dixon; PGE, Nate Duffy; National Fuels, Kristin Hamilton; Develop Tioga, and Ed and Robin Presor; Citizens.

Approval of Minutes: A copy of the April and May minutes were available for review. Motion to approve both was made by Kevin Connelly, second by Erick Coolidge. Motion carried by roll call vote with 8 yes votes.

Public Comment: Ed and Robin Presor were in attendance and thanked the commission for addressing the lighting issues at the Mountain Laurel Recovery Center.

Presentations:

- **PGE Huckleberry Pad C – Compressor Station – Union Township** – Kristen Chase and Douglas Dixon of PGE presented this project to the commission. This project is to construct a compressor station on an existing well pad on the property owned by the Ogdensburg Gun Club located on Ogdensburg Road. They have asked for several waivers and preliminary approval. Items needed for land development have been all provided and the waivers were all approved. Motion was made by Kevin Connelly to approve the waivers and grant preliminary approval, second by Karl Kroeck. Motion carried by roll call vote with 8 yes votes. The building permit has been applied for and will be submitted to planning once received. They are also aware that the final plans must be submitted and recorded after construction is completed.
- **Tioga North Interconnect – Chatham Township** – Ken Kulwicki and Nate Duffy of National Fuels presented this project to the commission. This project is an interconnect pad consisting of 4 prefabricated buildings. There will also be approximately 500 feet of access road from an existing well pad to the interconnect pad. The project is on the property owned by Jody and Stacey Bower, located on Lee Hill Rd. Motion was made by Erick Coolidge, second by Kevin Connelly for preliminary conditional approval to incorporate the following conditions:
 - Satisfaction of the engineer review comments
 - Payment of the engineer fees
 - Acknowledgment of township review and approval
 - Screening consisting of vegetation or solid fencing to block the site from neighboring properties

- Lighting to be downward facing with shielding on the pole lights or on/off switches

Old Business: Kaye gave the following updates:

- **Sky King Fireworks – Lawrence Township** – Kaye sent a certified letter to the developer inquiring about the final plans that are still required. The letter had not reached them at the time of the meeting.
- **Meads Wedding Venue – Brookfield Township** – The fire alarm system is in and has been inspected and approved. We are still waiting for the final occupancy permit, then we can sign and record the plans and close the 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 – Received an email from Marvin Turner, the electrical work for the dimmers was completed along with the landscaping. Kaye also spoke with Doug Gamber concerning the final plans being provided and recoded. He would like to wait until they submit for the notice of termination. She advised that it would be ok as long as they are planning to submit soon.
- **Lawrenceville Family Dollar – Lawrenceville Borough** – Kaye spoke with Coleman Gregory concerning the final plans. He stated that the owners have not paid their bill to Larson Design, so they are holding the plans until they pay the bill.
- **Three Springs Ministries – Morris Township** – Construction Phase – Work continues and they are looking at a late summer completion. Kaye will reach out for an update in August.
- **Morris Run Water Treatment – Acid Mine Reduction** – They have been working on negotiations with property owners and this has put them behind a bit. This process is nearly complete. Once this task is complete, they will begin submission process.
- **Kecks Food Service – Jackson Township** – The county engineer is working on the review and should have it done in late June or July. Coleman Gregory stated they are working on the conditions for their approval.

New Business:

- Marc Rice talked about the By-Laws. He recommended that the roll call vote be taken out of the By-Laws. There was discussion on this and it was decided to keep the roll call vote for project approvals, but not for meeting minutes and general board items. These will be yes/no votes. There was also discussion on adding a statement concerning members attendance when it negatively impacts the boards business. Work will be done on the wording for this.

Other Business:

- The subcommittee met at 5:45pm and discussed the lighting ordinance. Roger Bunn read a letter from Bill Roosa, to the group concerning the work done on the ordinance. Motion was made by Kevin Connelly, second by Carol Hoke to send the final draft to legal for review. Motion carried with 8 yes votes.

Directors Report: Kaye gave her verbal report.

Next meeting: July 10, 2024

No further business – Meeting adjourned at 7:45p.m.

Respectfully Submitted by Kaye Aumick.