

TIOGA COUNTY PLANNING COMMISSION  
Minutes of  
Wednesday August 14, 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 five (5) members present: Nancy Smith, Roger Bunn, Carol Hoke, Erick Coolidge, and Kevin Connelly. Also, in attendance Kaye Aumick; Planning Director and Deb Crawford; Administrative Director. Public in attendance: Kristin Hamilton; Develop Tioga.

Approval of Minutes: A copy of the July minutes was available for review. Motion to approve was made by Erick Coolidge, second by Carol Hoke. Motion carried.

Public Comment: None

Presentations: None

Old Business: Kaye gave the following updates:

- **Sky King Fireworks – Lawrence Township** – Nothing new to report. Still waiting for the final plans to be delivered to the planning office and recorded. There was discussion on how to proceed, as the owner has not responded to the requests for the final plans.
- **Meads Wedding Venue – Brookfield Township** – The final occupancy permit was received on July 22, 2024. The final plan can now be signed and recorded. Motion was made and by majority vote the project will be closed and removed from the agenda.
- **Keeneyville Compressor Station – Middlebury Township** – Construction Phase – Nothing new to report; still on track to finish construction in 2025.
- **Mountain Laurel Recovery Center – Westfield Borough** – Construction Phase – We are still waiting for the Notice of Termination and the final plans to be submitted. Kaye will send an email asking for an update.
- **Lawrenceville Family Dollar – Lawrenceville Borough** – Nothing new to report; still waiting for the final plans.
- **Three Springs Ministries – Morris Township** – Construction Phase – The new sewage component module was submitted. We are still waiting for this approval. Kaye will reach out for an update.
- **Morris Run Water Treatment – Acid Mine Reduction** – Nothing new to report. They were working on negotiations with property owners. The submittal process will begin once all negotiations have been completed.
- **Kecks Food Service – Jackson Township** – We received updated documentation. The screening and lighting changes that were discussed in July have been decided upon and added to the updated plans. The engineers are still working on the remainder of the approval conditions. The county engineer’s review letter was received and forwarded onto Mr. Keck and his engineer for their review and comment.

- **PGE Huckleberry Pad C – Compressor Station – Union Township** – Construction phase - Nothing to report at this time.
- **Tioga North Interconnect – Chatham Township** – All of the county engineer's comments have been addressed. Lighting and screening concerns have been addresses and added to the updated plans. All conditions for approval have been met. Construction can now begin.

New Business:

- None

Other Business:

- **Lighting Ordinance** – Comments from the solicitor were discussed and it was decided that the updated ordinance would be submitted to the Board of Commissioners for their review and approval. Motion was made and carried by roll call vote with 5 yes votes.
- **SALDO** – The first 2 articles were discussed and any changes requested have been documented and an updated version of the document has been started. It was decided that as each section is reviewed and changes agreed upon by the committee, they will be sent to the solicitor for review and comment. Articles 3 – 5 will be reviewed at the September meeting.
- **By-Laws** – Ratification of the electronic voting for the updates of the By-Laws was done by roll call vote with 5 yes votes. Motion carried.

Directors Report: Kaye gave her verbal report.

- Roger Bunn and Kevin Connelly have agreed to another 3-year term on the Planning Commission. Their current terms expire December 2024.

Next meeting: September 11, 2024.

No further business – Meeting adjourned at 7:15p.m.

Respectfully Submitted by Kaye Aumick.