

TIOGA COUNTY PLANNING COMMISSION
Minutes of
Wednesday April 10, 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, Deb Bigley, Kevin Connelly, Bill Roosa, Roger Bunn, Karl Kroeck, Marc Rice, and Carol Hoke. Also, in attendance Kaye Aumick; Planning Director, Deb Crawford; Administrative Director. Public in attendance: Carrie English; Develop Tioga, Todd Barton and Marvin Turner; Mountain Laurel Recovery, Larry Foor; Foor & Associates, Coleman Gregory; Larson Design Group, Brian Keck; Keck's Food Services, and Ed Presor; Citizen.

Approval of Minutes: A copy of the March minutes was available for review. Motion by Bill Roosa to approve as written, second by Kevin Connelly. Motion carried by roll call vote with 7 yes votes and 1 abstain.

Public Comment: None

Old Business: Kaye gave the following updates:

- **Dollar General – Knoxville Borough** – This project is complete and trees are planted as per the approved plan. Kaye asked that this be removed from the agenda as there is nothing more required at this time. Motion by Marc Rice to remove from the agenda, second by Carol Hoke. Motion carried by roll call vote with 8 yes votes.
- **Sky King Fireworks – Lawrence Township** – The building is complete and they are open for business. Kaye is working to get the final plans. A couple emails have been sent, waiting for replies. Kaye will send another email.
- **Keck's Wedding Venue – Lawrence Township** – Brian Keck asked that this project be withdrawn at this time. He stated that they will be putting some type of business at this location, but it has not been decided what that will be at this time. He will follow up with a letter with his request. Motion made by Marc Rice to remove this project from the agenda, second by Carol Hoke. Motion carried with 8 yes votes. Brian was advised that when he decides on a new business, he will need to contact the planning office to start a new land development process.
- **Meads Wedding Venue – Brookfield Township** – Nothing new to report. Waiting for final the occupancy permit. Marc Rice will keep a watch on this.
- **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 – Marvin Turner and Todd Barton spoke about the lighting at the new facility and why it was put in place. The lights on the back of the building were put there due to PA State laws and for security. They did agree to address the lighting concerns by either taking down 2 lights and making the other 2 a softer light or put 2 on sensors to only light when motion is detected. The sidewalks also have lighting that they will look

- into dimming. They will communicate with Kaye when they have a resolution and plan to address the lighting issues.
- **Lawrenceville Family Dollar – Lawrenceville Borough** – Construction Phase – The store is open; we are waiting on the final plans with signatures and recording fees. Kaye will send another email reminder.
 - **Three Springs Ministries – Morris Township** – Construction Phase – Work was to begin again in April to finish up the outside. Kaye asked Jeff Rush to contact her upon completion for final close out of the project. She will reach out again in June for an update.
 - **Morris Run Water Treatment – Acid Mine Reduction** – Nothing new to report. We are still waiting for a document on the timeline of the project, the preliminary plans and to be scheduled to present to the commission.
 - **PGE 596 Pad A Compressor Station – Liberty Township** – Project is complete, the station is built and operational. Kaye asked the commission to vote for close out and removal of the project from the agenda. Motion by Kevin Connelly, second by Bill Roosa. Motion carried with 8 yes votes.

New Business:

- **Kecks Food Services – Jackson Township** – Coleman Gregory and Brian Keck were at the meeting to present this project. The project will consolidate 5 lots into 1 and build a new large freezer, demolish the current garage and build a new larger garage to house the fleet of trucks. Coleman asked the commission for preliminary conditional approval for this project. Motion was made by Kevin Connelly, second by Deb Bigley to grant preliminary approval with the following conditions:
 - Jackson Township Approval verification
 - Municipal Authority Approval
 - NPDES Permit Approval
 - Sewage Component Approval
 - Screening Plan
 - Lighting Plan
 - Satisfaction of County Engineers review comments
 - Payment of County Engineer feesMotion carried with 8 yes votes.

Other Business:

- The Lighting Ordinance and Subdivision and Land Development Ordinance (SALDO) committee met at 5:45pm and discussed the scope of the lighting ordinance and reviewed a model lighting ordinance and talked about how to proceed. Bill Roosa has agreed to chair the lighting committee and Roger Bunn will serve as chair for the SALDO committee for now. The committee will meet via zoom approximately 2 weeks after each regular meeting to continue the discussions on a proposed ordinance.

Directors Report: Kaye gave her verbal report.

Next meeting: May 8, 2024

No further business – Meeting adjourned at 8:05p.m.

Respectfully Submitted by Kaye Aumick.