

TIOGA COUNTY PLANNING COMMISSION

Minutes of

Wednesday, April 8, 2026

6:30 P.M. Tokishi Building

Call to Order: Kevin Connelly (Chair) called the meeting to order at 6:30 p.m.

Roll Call: The roll call found eight (8) members present: Nancy Smith, Karl Kroeck, Roger Bunn, Dawn Avery, Carol Hoke, Bill Roosa, Erick Coolidge and Chair Kevin Connelly. Also, in attendance Kaye Aumick, Administrative Director; Rachel Courtney, Planning Director.

Public in attendance: Michelle Strange, and Kristin Hamilton.

Approval of Minutes: A copy of the February minutes was available for review. Motion to approve was made by Kevin Connelly, second by Eric Coolidge. Motion carried.

Presentations: No presentations were given, as DEP was unable to attend. Chair Kevin Connelly led a discussion focused on what the group would have asked DEP representatives if they had been present. Participants shared ideas about simplifying and streamlining the permitting process for subdivisions, as well as how wastewater regulations can effectively mitigate potential hazards. Concerns were also raised regarding proposed DEP sewage regulations and their potential impact on rural areas, particularly those without access to public sewage infrastructure.

Old Business: K. Aumick gave the following updates:

- **Mountain Laurel Recovery Center – Westfield Borough** – No new updates.
- **Morris Run Water Treatment – Acid Mine Reduction** – Working through conditions.
- **Kecks Food Service – Jackson Township** – No new updates.
- **Croft Hollow Compressor Station** – Construction of the buildings to begin this spring.
- **Westfield Solar – Westfield Township** – Bill French emailed to say the project is on hold.

New Business:

- **Uniform Construction Code Advisory Council Meeting** – Dawn Avery shared information about webinar being hosted April 9th.

Other Business:

Data Center Land Development Application Process – The Planning Commission reviewed the Application Process checklist and made the following recommendations:

- Raise Application Fee from \$250.00 to \$500.00

Directors Report: R. Courtney gave a verbal report.

- **Comprehensive Plans** – The county is offering technical assistance to municipalities that are updating or developing Comprehensive Plans. This assistance includes coordinating collaboration among municipalities, hosting meetings, and applying for grant funding. Tioga County Commissioners are also offering local matching funds to municipalities that partner to create multi-municipal Comprehensive Plans and zoning ordinances. The county is currently working on three Comprehensive Plans and encourages additional municipalities to come forward to begin community planning efforts.

- **Pine Creek Rail Trail awarded Pennsylvania's 2026 Trail of the Year** – A celebration date has been set for September 25, 2026, at the Patterson Trailhead Building. Additional details to come.
- **PA Wilds Planning Team** – The PA Wilds Planning Team developed the *PA Wilds Design Guide for Community Character Stewardship* as a planning resource for counties and municipalities in the Pennsylvania Wilds region. The Tioga County Planning Department recommends that the Planning Commission review the Design Guide in sections and develop an action plan for implementation at the county level. The Department also encourages the Planning Commission to identify strategies to help municipalities incorporate elements of the Design Guide into their SALDOs. Because the document is extensive, municipalities may find it difficult to use on their own. In addition, some may be unfamiliar with the PA Wilds Landscape Region and its purpose. Municipalities would benefit from an introduction to both the Landscape and Heritage Regions, as well as the resources they offer.

Public Comment: No public comment was given.

Next meeting: May 13, 2026 at 6:30 PM.

No further business – Meeting adjourned at 7:35 PM

Respectfully Submitted by Rachel Courtney.