

TIOGA COUNTY PLANNING COMMISSION
Minutes of
Wednesday September 11, 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 six (6) members present: Nancy Smith, Roger Bunn, Carol Hoke, Karl Kroeck, Deb Bigley, and Kevin Connelly. Also, in attendance Kaye Aumick; Planning Director and Deb Crawford; Administrative Director. Public in attendance: Carrie English; Develop Tioga.

Approval of Minutes: A copy of the August minutes was available for review. Motion to approve was made by Kevin Connelly, second by Carol Hoke. Motion carried.

Public Comment: Carrie English stated that they continue with the flood recovery efforts. Things are looking positive for additional assistance.

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.
- **Keeneyville Compressor Station – Middlebury Township** – Construction Phase – Nothing new to report; still on track to finish construction in mid-2025. Kaye will reach out for an update.
- **Mountain Laurel Recovery Center – Westfield Borough** – Construction Phase – We are still waiting for the Notice of Termination and the final plans to be submitted. Received an email from the project engineer stating that he was waiting for some updates from various members of his team, and promised a formal response on the project soon. Kaye will reach out again 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 – Received sewage approval on 9/3/2024. Work continues. Kaye will reach out for an update.
- **Morris Run Water Treatment – Acid Mine Reduction** – They are still working on negotiations with a few property owners. They are 90% complete and will start submitting for permits and restart communications with the local municipalities. A project scope will be provided soon.
- **Kecks Food Service – Jackson Township** – There has been a development with this project; a gas line was found where it wasn't supposed to be. The plans will be updated with the location of the gas line. They will also need to submit for NPDES for major modification to their permit for the stormwater basin. The basin will need to be shifted some along with the building. These changes will also need to be

updated on the plans. They continue to work through the rest of the conditions of approval.

- **PGE Huckleberry Pad C – Compressor Station – Union Township** – Construction phase - Nothing to report at this time.
- **Tioga North Interconnect – Chatham Township** – Construction phase. Kaye will reach out in about 6 months for an update.

New Business: None

Other Business:

- **Lighting Ordinance** – The ordinance will be voted on by the Board of Commissioners at their October 8th meeting.
- **SALDO** – Articles 3,4, and 5 were discussed by the subcommittee.
 - It was proposed to include the type of landscaping, screening, and signage requirements to be added to Article 4.
 - Some definitions will be added to Article 2.
 - There was discussion on fencing and if fences must follow the setbacks for buildings.
 - Preliminary versus Final Approval was discussed. More discussion will probably be needed.
 - The subcommittee will continue to work on Articles 1-5 until members are in agreement of all changes. The document will then go to the board of commissioners for approval, then onto the solicitor for review and approval before moving onto next Articles.
 - Kaye is keeping a working document and all changes will be marked in yellow until final approval and adoption.
- **Set Back Waivers** were discussed within the group. An old subdivision map was reviewed showing the area for a possible set back waiver to allow for the building of a garage. Waivers must be presented to the commission in writing.

Directors Report: Kaye gave her verbal report.

- Term reappointments have been approved by the Board of Commissioners for Karl Kroeck, Roger Bunn, and Kevin Connelly. The new terms will expire in 2027. Thank you to Karl, Roger, and Kevin for your continued dedication to the planning commission.

Next meeting: October 9, 2024.

No further business – Meeting adjourned at 7:08p.m.

Respectfully Submitted by Kaye Aumick.