

TIOGA COUNTY PLANNING COMMISSION
Minutes of
Wednesday May 8, 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 three (3) members present: Nancy Smith, Bill Roosa, and Roger Bunn. Also, in attendance Kaye Aumick; Planning Director. Public in attendance: Carrie English; Develop Tioga, and Ed Presor; Citizen.

Approval of Minutes: A copy of the April minutes was available for review. No motion was made to approve as there was no quorum.

Public Comment: None

Old Business: Kaye gave the following updates:

- **Sky King Fireworks – Lawrence Township** – Kaye has sent multiple emails requesting the final plans with no responses received. Roger Bunn suggested sending an official letter stating the requirements per our Land Development Ordinance.
- **Meads Wedding Venue – Brookfield Township** – Nothing new to report. Waiting for final the occupancy permit. It was stated that they are getting very close to being completed.
- **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 – Kaye received an email from Marvin Turner; they have been working with an electrical engineer to figure out a design for the fixtures that will work for everyone. They have chosen new dimmer devices, these should be received and then installed in a couple of weeks. Landscaping is also scheduled to begin in few weeks. Marvin Turner will keep Kaye up to date on these items.
- **Lawrenceville Family Dollar – Lawrenceville Borough** – Kaye has sent multiple emails requesting the final plans with no responses received. Roger Bunn suggested sending an official letter stating the requirements per our Land Development Ordinance.
- **Three Springs Ministries – Morris Township** – Construction Phase – Work continues and they are looking at a late summer completion. Kaye will reach out again in July/August 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.
- **Kecks Food Service – Jackson Township** – The county engineer is working on the plan review. Coleman Gregory is working through the list of conditions as required for their approval.

New Business:

- **Tioga North Interconnect – Chatham Township** – Kaye advised the commission on a new land development for a gas pad interconnect project. The engineers are from Michael Baker International and the company is NFG Midstream. The project is for an 8.6 acres access road and gravel pad and will have 4 small buildings on the pad. Discussion of the project decided that this would require a land development process. NFG has received ESCGP-3 approval from DEP and has asked for permission to begin earth movement for the project. The buildings being set will be the last step in the project. Since there was no quorum, Kaye was given authorization from chairman Roger Bunn to solicit email voting for approval to begin earth movement only.

Other Business:

- The Lighting Ordinance and Subdivision and Land Development Ordinance (SALDO) committee met at 5:45pm and discussed the changes that were made to the first draft of the ordinance. Steve Conard attended and gave some good input on the document. The subcommittee will meet again in 2 weeks via zoom.

Directors Report: Kaye gave her verbal report.

- There are possibly 4 solar array projects coming to the county soon.

Next meeting: June 12, 2024

No further business – Meeting adjourned at 7:00p.m.

Respectfully Submitted by Kaye Aumick.