

TIOGA COUNTY PLANNING COMMISSION
Minutes of
Wednesday May 14, 2025
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 four (4) members present: Roger Bunn, Nancy Smith, Karl Kroeck, and Kevin Connelly. Also, in attendance Kaye Aumick; Planning Director. Public in attendance: Brent Hoover, Matt Hovis, and Nate Duffy; National Fuel. Kurt Miller and Paul South; citizens.

Approval of Minutes: A copy of the April minutes was available for review. Motion to approve was made by Karl Kroeck, second by Kevin Connelly. Motion carried.

Public Comment: None

Presentations:

- Croft Hollow Compressor Station – Representatives from National Fuel presented the land development. This compressor station is across 3 townships: Chatham, Deerfield, and Farmington. They have requested 3 waivers for; screening, parking, and loading area. Motion was made by Kevin Connelly, 2nd by Karl Kroeck to accept the waivers. Since there was no quorum, an electronic vote will be taken. National Fuel has been and will continue to work with the townships and neighbors to resolve any concerns that may arise. They have provided most of the documentation required for approval. Motion was made by Karl Kroeck and 2nd by Kevin Connelly to grant preliminary conditional approval with the following conditions:
 - Highway Occupancy permit from Deerfield Township for roadway ingress/egress.
 - Lighting Plan.
 - Permit from DEP for the chemical toilet that will be onsite during construction.
 - Payment of the county engineer's fees for review of the project.Electronic vote will be taken as quorum was not met. Once majority vote is received electronically a letter will be sent advising of this approval.

Old Business: Kaye gave the following updates:

- **Mountain Laurel Recovery Center – Westfield Borough** – Spoke with Doug Gamber last week, they are working to finalize the final plans through the conservation district for the stormwater basin. Doug will be sending the final plans for the office and recording within the next week. Hopefully, will be able to close this one next month.
- **Morris Run Water Treatment – Acid Mine Reduction** – Nothing new to report. They want to get to 100% document completion before submission and presentation.

- **Kecks Food Service – Jackson Township** – Final plans are complete and we should be receiving them soon.

New Business:

- Miller/South subdivision – Duncan Township – A variance is being requested their subdivision of a parcel owned equally by Mr. Miller and Mr. Smith. Motion was made by Karl Kroeck and 2nd by Nancy Smith to allow the variance. Since there was no quorum, an electronic vote will be taken.
- Wanamaker subdivision – Farmington Township – There was discussion concerning this subdivision. There has been an online petition started to deny the subdivision. This is a 7-lot subdivision. This was tabled until next month. Petitioners will be invited to attend to present their concerns to the Planning Commission.

Other Business:

- **SALDO** – Articles 6 & 7 have been sent to the solicitor for review and comment. The suggested changes to Articles 8 & 9 have been made and will be sent to the solicitor for review.

Directors Report: Kaye gave her verbal report.

Next meeting: June 11, 2025 at 6:30pm.

No further business – Meeting adjourned at 7:36p.m.

Respectfully Submitted by Kaye Aumick.