

TIOGA COUNTY PLANNING COMMISSION
Minutes of
Wednesday September 14, 2022
6:30 P.M. Tokishi Building

Call to Order: Vice - Chairperson Nancy Smith called the meeting to order at 6:30 p.m.

Roll Call: The roll call found six (6) members present: Nancy Smith, Karl Kroeck, Roger Bunn, Bill Roosa, Susan Asbury, and Mike Mulcahey. Also, in attendance Deb Crawford; Administrative Director, Kaye Aumick; Planning Director. Public in attendance: Kristin Hamilton; Develop Tioga, and Tyrell Ayers.

Approval of Minutes: A copy of the July minutes was available for review. Motion by Bill to approve, second by Karl. Motion carried.

Public Comment: None

Old Business: Kaye gave the following updates:

- Jason Ward Poultry – Union Township – 8/26 – Sent letter of violation to Jason advising we need As-Builts and NOT. The developer; Red Barn and the township were also copied on this letter. Scott Moore (CD) is also working to get the NOT.
 - Received a call on 9/2 from Timothy at RedBarn, he will begin working on the As-builts and get the NOT submitted. I asked him to keep me in the loop, of what is happening as they move forward.
 - Susan stated that they just sanitized the barn recently and have brought in new chickens; not sure if this will delay the process of getting the As-builts and NOT.
- Dollar General – Knoxville Borough – NOT was denied by the Conservation District on 7/14/22. I received the denial packet from Scott Moore, they don't have stabilization around the building for stormwater or for erosion and sedimentation. I asked Scott to keep me posted on their progress.
 - Received notice that Livic Civil applied for Chapter 105 General permit to do stream bank stabilization along Troups creek from the 2021 flooding that occurred. Inspection scheduled by Conservation District. They are beginning to move forward with work needed after the flood event and to finish out the project.
- Sky King Fireworks – Lawrence Township – Construction Phase. Will reach out to the developer in 6 months (November 2022) for status update. As of now, there are no signs of any construction at the site.
- PGE 596B Compressor Stations – Liberty – Project is complete. Nothing new to report. We are still waiting on the As-Built plans. I continue to reach out to our contacts for information, but have not heard back for several months.
- Keck's Wedding Venue – Inactive – 1 year extension was granted on 8/8/22. The extension expires on 8/1/23.

- Meads Wedding Venue – Brookfield Township – Deb gave an update on where this project stands and concerning Mr. Mead.
- Stonewall Pork – Jackson Township – Received the as-builts electronically on 8/26 and the physical copies of the as-builts and the NOT on 9/1/22.
 - Sent Scott Bray a copy of the as-built and he is satisfied for final.
 - This project can be closed out.
- Keeneyville Compressor Station – Construction Phase. Will reach out in 6 months (December) for a status update.

New Business:

- Discussion on the subdivision request of 1.38 acres to be divided equally. This is an odd shaped lot and subdividing would make the lots both just over ½ acre which would not meet the lot size of 1 acre required for a residential lot with on-lot sewage and on-lot water. At least of the newly formed lots would not meet the 1:3 lot ratio. The lot sizes also would not be any set back requirements as there are roads on both sides of the lot. It was decided by the full commission that this subdivision would not be permitted. Motion was made by Mike to deny the subdivision, second by Nancy. Subdivision Request has been denied.
- Discussion around another land development that has been finished, but not formally closed out per SALDO. River Valley Farms - this is a pig operation that was started in 2015. We will need As-Builts and NOT for project closure. Scott from the Conservation District advised that the NPDES permit has expired, he is also working to get the NOT from the developer. No physical documents were found in the office and we have very few electronic documents. Will reach out to advise what is needed in order to close the project per our SALDO.

Directors Report: Kaye gave her verbal report.

Next meeting: October 12, 2022

No further business – Meeting adjourned at 7:35 p.m.

Respectfully Submitted by Kaye Aumick.