

TIOGA COUNTY PLANNING COMMISSION
Minutes of
Wednesday, January 14, 2026
6:30 P.M. Tokishi Building

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

Roll Call: The roll call found four (9) members present: Commissioner Marc Rice, Nancy Smith, Karl Kroeck, Roger Bunn, Dawn Avery, Carol Hoke, Bill Roosa, Erick Coolidge, and Kevin Connelly. Also, in attendance Kaye Aumick, Administrative Director; Rachel Courtney, Planning Director; Chris Furman, County Solicitor; Josh Zeyn, Assessment; Kristin Hamilton, Develop Tioga.

Public in attendance: Bill French, Westfield Solar Presenter; Frank Stodderch; Danni Logue; Joe Hood.

Elections of 2026 Officers:

- **Chair**: A motion was made to elect Kevin Connelly as Chair by Roger Bunn, second by Eric Coolidge. Motion carried by Roll Call Vote, 9 yes, 0 no.
- **Vice Chair**: A motion was made to elect Bill Roosa as Vice Chair by Roger Bunn, second by Eric Coolidge. Motion carried by Roll Call Vote, 9 yes, 0 no.

Approval of Minutes: A copy of the November minutes were available for review. Motion to approve was made by Kevin Connelly, second by Marc Rice Smith. Motion carried.

Presentations:

Westfield Solar – Westfield Township – Bill French presented the land development proposal for a 2.25 MW solar farm on 16 acres in Westfield Township. The project will be developed and operated by Sunvest Solar from start to finish. The 2.25 MW facility is equivalent to the average annual electric consumption of approximately 300 homes.

French stated that the expected lifespan of the solar farm is 20–25 years. The solar panels are non-reflective; however, the aluminum support poles may produce some reflection. Discussion included the use of evergreen screening to buffer adjacent properties, seeding a native prairie mix after construction, decommissioning panels for scrap, monthly routine maintenance, and 24/7 off-site monitoring.

The solar farm parcel is located adjacent to the Penelec Substation. It was noted that the inverters, which rotate the panels to follow the sun throughout the day, produce a low humming noise. It was suggested that the inverters be moved closer to the substation to minimize potential impacts. Sunvest Solar has not yet decommissioned a solar farm but is required to provide a detailed decommissioning study prepared by an engineer and to post a bond with the county. Energy produced by the solar farm will be returned to the electric grid.

A motion was made by Kevin Connelly and seconded by Bill Roosa to approve the land development, subject to the following conditions:

- Notification of neighboring property owners
- Consideration of engineer comments
- Payment of engineer fees
- NBW approval
- PennDOT Highway Occupancy Permit (HOP)

- PCSM approval
- Planning Commission waiver from lighting requirements

Old Business: Kaye gave the following updates:

- **Mountain Laurel Recovery Center – Westfield Borough** – The Planning Department has received and recorded final plans.
 - A vote to remove from the agenda was not made due to concerns of an emergency roadway.
- **Morris Run Water Treatment – Acid Mine Reduction** – No new updates.
- **Kecks Food Service – Jackson Township** – No new updates. Planning Department to reach out in late spring.
- **Croft Hollow Compressor Station** – Site construction began in August. All grading and associated earthwork was completed at the end of November with no issues. They intend to start construction of the buildings in the spring.

New Business:

- None

Other Business:

- **Municipal Zoning Workshop** – The Planning Department and County Commissioners are hosting an educational zoning workshop for all Tioga County municipalities January 23, 2026. Speakers include PSATS and DCED.
- **Data Center Ordinance** – Discussion on ordinance amendments included setbacks, LERTA, and Community Benefits Agreements. A motion was made by Eric Coolidge and seconded by Kevin Connelly to present the proposed Data Center ordinance amendments to the Tioga County Commissioners for adoption at the February Board of Commissioners meeting.

Directors Report: Rachel gave a verbal report.

Public Comment: A Covington resident offered public comment, commending the Planning Commission for its work on the ordinance and the execution of the previous month's meeting.

Next meeting: February 11, 2026 at 6:30 PM.

No further business – Meeting adjourned at 8:17 PM

Respectfully Submitted by Rachel Courtney.