

TIOGA COUNTY PLANNING COMMISSION

Minutes of

Wednesday, May 13, 2026

6:30 P.M. Tokishi Building

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

Roll Call: The roll call found eight (8) members present: Nancy Smith, Karl Kroeck, Roger Bunn, Bill Roosa, Erick Coolidge and Chair Kevin Connelly. Also, in attendance Kaye Aumick, Administrative Director; Rachel Courtney, Planning Director; Chelsie English, County Intern.

Public in attendance: Wayne Gray, John Fronk, Terra Tokarz, Danni Lougue, Justin Wenner, Kenneth & Amber Watterson, Cindy Grand, Chad Spohn, Kurt & Julie Watterson.

Approval of Minutes: A copy of the February minutes was available for review. Motion to approve was made by Kevin Connelly, second by Eric Coolidge. Motion carried.

Presentations:

- **Watterson Poultry Barn:** The Watterson family presented plans for their poultry barn facility in Chatham Township. The operation will receive day-old chicks from Hendrick's Barns, using eggs sourced from Canada. The chicks will be raised until they are approximately 15 weeks old before being transferred to a layer barn. The Wattersons also discussed biosecurity concerns occurring in more densely populated agricultural areas downstate, noting that bird influenza can spread quickly between barns due to their close proximity. Kaye Aumick stated that the County Engineer's comments have been addressed. Preliminary conditional approval was granted contingent upon: payment of County Engineer fees by the Wattersons, receipt of the NPDES permit, and PSM approval. A motion was made by Karl Kroeck, seconded by Erick Coolidge, and carried unanimously.
- **TSF12 Compressor:** Justin Wenner of Larson Design Group presented the standalone compressor project proposed for Lawrence Township. The unit is rated at 400 horsepower, which is significantly smaller than most comparable units. Lawrence Township officials expressed concerns regarding blowdowns, which are expected to occur approximately twice per month. Mr. Wenner reported that the projected noise level at the nearest residence would be 56 dBA, which is within the County SALDO limit of 60 dBA. No soundproofing measures are currently proposed as part of the project. However, if noise complaints are received, a dirt mound could be constructed within one week to help buffer sound, and a sound wall could be installed within two months. The project is located on a gated road. Preliminary conditional approval was granted contingent upon: addressing township concerns, payment of County Engineer fees, and approval of waiver requests. A motion was made by Karl Kroeck, seconded by Erick Coolidge, and carried unanimously.
- **DeCristo Compressor:** John Fronk of Repsol presented the compressor project proposed for Sullivan Township. The facility will include interior lighting only, with no additional exterior lighting planned. The Planning Commission emphasized the importance of preserving the County's dark skies and cited the County's Lighting Ordinance during discussion of the project. Preliminary conditional approval was granted contingent upon: addressing any concerns raised by the County Engineer, payment of County Engineer fees, receipt of township building permits, and inspection approval from Erb's. A motion was made by Eric Coolidge, seconded by Karl Kroeck, and carried unanimously.

Old Business: K. Aumick gave the following updates:

- **Mountain Laurel Recovery Center – Westfield Borough** – No new updates.
- **Morris Run Water Treatment – Acid Mine Reduction** – Working through conditions.
- **Kecks Food Service – Jackson Township** – No new updates.
- **Croft Hollow Compressor Station** – Construction of the buildings to begin this spring.
- **Westfield Solar – Westfield Township** – Bill French emailed to say the project is on hold.
- **Pennsylvania Wilds Design Guide** – Planning Director Rachel Courtney asked the Planning Commission to consider adopting the Pennsylvania Wilds Design Guide for Community Character Stewardship into the County's SALDO. The guide was developed by the PA Wilds Planning Team in 2006—an advisory group composed of 12 county planners, regional economic development and heritage organizations, local government associations, and other stakeholders—to help communities capitalize on the economic potential of the PA Wilds initiative while preserving their rural and unique character. After discussion, the board requested additional time to review the document in greater detail and will revisit the matter for consideration at the next meeting.

Other Business:

- **Mann Creek Solar Project Review, Richmond Township:** A solar project has been proposed in three phases on 37.44 acres to be fenced in located on a parcel zoned agricultural/residential in Richmond Township. Because Richmond Township has its own zoning regulations and SALDO, the Tioga County Planning Commission provides a review letter for consideration by the Richmond Township Zoning Board during its land development approval process. The Planning Commission received the project plans two weeks prior to the meeting to allow time for review before the board meeting. After discussion, members determined that, due to the potential impact of the development, the applicant should present the project directly to the County Planning Commission so members can gain a better understanding of the proposal before issuing review comments.

New Business: No new business.

Directors Report: R. Courtney gave a verbal report.

- **Comprehensive Plans** – The county is offering technical assistance to municipalities that are updating or developing Comprehensive Plans. This assistance includes coordinating collaboration among municipalities, hosting meetings, and applying for grant funding. Tioga County Commissioners are also offering local matching funds to municipalities that partner to create multi-municipal Comprehensive Plans and zoning ordinances. The county is currently working on three Comprehensive Plans and encourages additional municipalities to come forward to begin community planning efforts.

Public Comment: No public comment was given.

Next meeting: June 10, 2026 at 6:30 PM.

No further business – Meeting adjourned at 7:35 PM

Respectfully Submitted by Rachel Courtney.