TIOGA COUNTY PLANNING COMMISSION
Minutes of
Wednesday, September 9, 2026
6:30 P.M. Tokishi Building

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

Roll Call: The roll call found five (5) members present: Karl Kroeck, Roger Bunn, Dawn Avery, Carol Hoke, and Kevin Connelly. Also, in attendance Kaye Aumick, Administrative Director; Rachel Courtney, Planning Director; Melissa Underwood, Planning Specialist. Nancy Smith arrived late and was not present for roll call.

Public in attendance: Chris Dart, Greg Boom, Dustin Wheatley, Valerie Baltzley, Ashely Dexter, Cindy Grand, Jamin Merritt, Wayne Gray, Danni Logue, Natalie Kennedy, and Michelle Strange.

Communications from Local, Regional, State & Federal Agencies/Organizations: Valerie Baltzley and Ashely Dexter gave an organization update from Develop Tioga.

Approval of Minutes: Quorum was not met at the August meeting to approve the July meeting minutes. A copy of the July and August minutes were available for review. Motion to approve July minutes was made by Karl Kroeck, second by Roger Bunn. Motion carried. Motion to approve August minutes was made by Roger Bunn, second by Karl Kroeck. Motion carried.

Presentations:

- **DFA Middlebury Silos – Middlebury Township:** DFA presented plans to expand its existing operation. The project involves constructing a concrete support structure for six product storage silos. The support structure will be approximately 88 feet long by 16 feet wide and will be located behind the existing manufacturing plant, along the east wall of the existing building, just south of the existing product storage silos. The support structure will rise approximately 5 feet above grade.

  Discussion included the intended use of the silos. The new silos will be used for finished product and will provide the facility with additional storage capacity when milk needs to be brought in from other facilities for processing due to downtime. The expansion will not result in any new fluid milk customers.

  It was also noted that the DFA plant has its own solar panels to offset electrical costs and reduce pull from the grid.

  Conditional approval was granted, subject to receipt of a letter from Middlebury Township acknowledging the project, satisfaction of the conditions outlined in the County Engineer's review, and payment of the County Engineer's fee.

  A motion was made by Karl Kroeck and seconded by Carol Hoke. The motion carried.

Old Business: Administrative Director, Kaye Aumick, gave the following updates:

- **Mountain Laurel Recovery Center – Westfield Borough** – No new updates were reported. No response has been received from the County regarding the outstanding comments related to the fire lane. Kaye Aumick will have the solicitor send correspondence regarding the fire lane concerns, requesting confirmation that all conditions have been met.

  Previously, Marvin Turner stated that they had not received a response regarding the County's

determination that the existing fire lane does not meet the required standards. He noted that they had previously been informed that the existing fire lane was adequate and that no County representative had visited the site or contacted anyone to discuss the issue. It was reported that the Fire Chief would be contacted to obtain additional information. As of this report, no further response or update has been received.

- **Morris Run Water Treatment – Acid Mine Reduction –** No new updates were reported. The applicant continues to work through the outstanding review conditions. They are addressing the County Engineer's review comments and coordinating with the Conservation District on the NPDES permit application and with PennDOT regarding Highway Occupancy Permit (HOP) comments. Payment for the County Engineer's review remains outstanding and is still required.
- **Croft Hollow Compressor Station** – No changes have been reported since the previous meeting. Site construction, bulk earthwork, grading, and paving of Spencer Road have been completed, with paving coordinated through the Township. Minor restoration and touch-up work remain to be completed, and mechanical work for the station is expected to begin in the fall.
- **Westfield Solar – Westfield Township** – No new updates were reported. The project is currently on hold pending action by the PUC. Prior to being placed on hold, the applicant had been working through the conditions of approval. The County Engineer's comments had been addressed, and progress was being made on the PennDOT Highway Occupancy Permit (HOP), North Central review, Post-Construction Stormwater Management (PCSM) approval from the Conservation District, and notification of neighboring property owners. No additional updates have been reported at this time.
- **DeCristo Compressor – Sullivan Township** – The applicant has satisfied all conditions of approval and is now in the construction phase.
- **TSF12 Compressor – Jackson Township** – Construction activities are underway, and no additional updates have been reported at this time. The project is now in the construction phase. The applicant has completed the conditions of approval, including payment of the County Engineer's review fee.
- **Watterson Poultry Barn – Chatham Township** – The project remains in the construction phase. All conditions of approval have been satisfied, and construction activities are underway. Earthwork began in August. The NPDES permit has been received.

Other Business:

- **Tioga County Comprehensive Plan Update:** R. Courtney reported that the County has been awarded $50,004 through DCED's MAP grant that will cover a significant amount of the costs associated with hiring a consultant to facilitate the comprehensive plan update. Once the county is under contract work can begin.

New Business: No new business.

Directors Report: R. Courtney provided a verbal report. The Planning Department is completing final details for the Pine Creek Rail Trail Celebration September 24-26, 2026. Events to include a networking reception and the unveiling of a Pine Creek Rail Trail themed brew, dignitary speakers to include DCNR Secretary Cindy Adams Dunn, Director of Outdoor Recreation Nathan Riegner, and Vice Chair of PA Trails Advisory Committee Brett Hollern.

The office has received concerns from residents in Sullivan Township regarding a "temporary" compressor station. Because the facility is not considered land development, the County has limited enforcement authority and will be reaching out to the company to encourage remediation. It was also noted that Charleston Township has a similar situation.

Public Comment: Because there was not a quorum, the public engaged in discussion throughout the meeting and provided specific remarks regarding the county's Data Center Ordinance, including closed-loop cooling systems, on-site power generation, and a comparison of how noise studies are conducted on machinery versus how noise is regulated through the ordinance.

R. Courtney pointed out that the EPA regulates these industries and that the federal government does not have oversight of local ordinances. Traditionally, through local ordinances, decibel levels are measured at the property line, in contrast to EPA regulations, which require readings to be taken within a few feet of the equipment. The conversation was productive and provided perspective on why municipal ordinances have historically regulated land-use noise levels differently from federal regulations.

Next meeting: October 14, 2026 at 6:30 PM.

No further business – Kevin Connelly made a motion to adjourn the meeting, which was seconded by Karl Kroeck. The meeting was adjourned at 7:47 PM.

Respectfully Submitted by Rachel Courtney, Tioga County Planning Director.