

TIOGA COUNTY PLANNING COMMISSION
Minutes of
Wednesday, February 11, 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 seven (7) members present: Commissioner Marc Rice, Karl Kroeck, Roger Bunn, Dawn Avery, Carol Hoke, Bill Roosa, and Erick Coolidge. Also, in attendance Kaye Aumick, Administrative Director; Rachel Courtney, Planning Director; Sam VanLoon, Commissioner; Shane Nickerson, Commissioner.

Public in attendance: Tibben Zerby-Kleinfelder & Andrew King-SRBC, Morris Run Treatment Plant Presenters; Andrew Gavin, SRBC Consumptive Water Use Regulation & Data Centers Presentation; Jordi Comas; Kathryn Peters; Michelle Strange; Joyce Andrens; Charlie Andrens; Danni Logue; Andrew & Gio Moore-Wellsboro Home Page; Robert Neghard; Tom Clark, Jon Cmoyer, Bzn Hainmaistrim; Natalie Kennedy-Wellsboro Gazette.

Approval of Minutes: A copy of the January minutes was available for review. Motion to approve was made by Karl Kroeck, second by Dawn Avery. Motion carried.

Presentations:

Morris Run Treatment Plant – Blossburg Borough, Hamilton & Ward Townships – Tibben Zerby, from Kleinfelder, and Andrew King, Acid Mine Drainage Specialist from Susquehanna River Basin, presented the AMD Treatment Plant that will be located along Morris Run Road located in both Hamilton and Ward Townships that will collect and treat water from five mine discharges – which look similar to a wastewater treatment plant. Project partners include the Susquehanna River Basin Commission (SRBC), Kleinfelder, Tioga County Concerned Citizens Committee (TCCCC), Northcentral Pennsylvania Conservancy (NPC), PA Department of Environmental Protection – Bureau of Abandoned Mine Reclamation (DEP-BAMR).

The water will be conveyed to the centrally located plant and once treated will be sent in two directions; back to Fall Brook to restore that stream from River Road to mouth, and into the current discharge collection channel to Morris Run. The existing Fall Brook Passive System will be improved for continued use. Produced sludge from the miles will be pumped back into the mine workings to limit recirculation.

The AMD Treatment Plant will revitalize 22 miles of current AMD impacted waterway and will open 1 billion gallons of water for drought mitigation in the Tioga Reservoir.

Kleinfelder is currently at a 90% design stage. Once all easements are obtained, Kleinfelder will finalize the design, apply for all permits, and prepare all required documents for project bidding. Construction is anticipated to occur over a 18–24-month timeframe with two prime contractors – one for the plant construction and one for the conveyance line work.

A motion was made by Eric Coolidge and seconded by Carol Hoke to give preliminary conditional approval for land development; motion carried with seven yes votes.

- Payment of County Engineer Fees
- County Engineers' Comments/Concerns are addressed
- NPDES Approval

SRBC: Consumptive Water Use Regulation & Data Centers – Susquehanna River Basin Commission (SRBC) Deputy Executive Director, Andrew Gavin, presented SRBC’s mission to enhance public welfare through comprehensive planning, water supply allocation, and management of the water resources of the basin, which regulatory authority includes water withdrawals, diversions, and consumptive use, the non-regulatory coordination role in most other water resource issues.

SRBC’s regulatory thresholds include groundwater withdrawals and surface water withdrawals of 100k/gpd, consumptive use of 20k/gpd, withdrawals and consumptive use of any amount from the natural gas industry, diversions into- basin of any amount, and diversions out-of-basin 20k/gpd.

Consumptive water use refers to water that is used but not returned to rivers and streams because it is evaporated, transpired, incorporated into products, or otherwise lost. Based on SRBC’s 2020 Consumptive Use report from 2020, public water supply and electric generation were the top two users.

At the time of the presentation, SRBC only issued one consumptive use approval to a Data Center for 60k/gpd, which no water has been used for cooling. SRBC is tracking a list of 20+ proposed data center projects. Andrew explained consumptive water use when referring to data centers depends on the cooling approach; evaporative cooling uses more water, hybrid cooling uses less water, and dry cooling uses no, or minimal water. He also explained seasonal demand, meaning water needs will change during warmer/colder months.

From a water management perspective, he shared the fluctuation in water use from power generation, food industry, and irrigation for golf courses, athletic fields, and snowmaking in comparison to data center usage. Any withdrawal or consumptive use exceeding commission thresholds will require approval and daily reporting of withdrawal and consumptive use.

Old Business: K. Aumick 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** – Presented project at meeting.
- **Kecks Food Service – Jackson Township** – No new updates. Planning Department to reach out in late spring.
- **Croft Hollow Compressor Station** – No new updates. They intend to start construction of the buildings in the spring.

New Business:

- None

Other Business:

- **Municipal Zoning Workshop** – There were a total of 85 attendees and representation from 28 of 39 Tioga County municipalities (21 Townships and 7 Boroughs).
- **Data Center Ordinance** – Ordinance amendments presented to the County Commissioners were adopted at the February Board of Commissioners meeting.

Directors Report: R. Courtney gave a verbal report.

Public Comment: Discussion about the AMD Treatment Plant included the timeframe in which aquatic wildlife would be restored and sustained and the height of water silos.

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

No further business – Meeting adjourned at 8:15 PM

Respectfully Submitted by Rachel Courtney.

DRAFT