

TIOGA COUNTY PLANNING COMMISSION
Minutes of
Wednesday, August 12, 2026
6:30 P.M. Tokishi Building

Call to Order: Karl Kroeck (Acting Chair) called the meeting to order at 6:30 p.m.

Roll Call: The roll call found two (2) members present: Nancy Smith and Karl Kroeck. Also, in attendance Kaye Aumick, Administrative Director; Rachel Courtney, Planning Director; Melissa Underwood, Planning Specialist; Chelsie English, County Intern. A quorum was not present. The Acting Chair noted that the meeting could not conduct official business requiring a quorum.

Public in attendance: W. Jamin Merritt, Wayne Gray, and Danni Logue.

Communications from Local, Regional, State & Federal Agencies/Organizations: None

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

Presentations: None

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.
- 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 only new update is that a building permit is required. The applicant continues to work through the conditions of approval. The County Engineer's review comments have been received and forwarded to the applicant for response, and payment for the County Engineer's review has been received.
- **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.
- **Pennsylvania Wilds Design Guide** – Planning Department Intern Chelsie English provided a final update on her review of the PA Wilds Design Guide as her internship with the Planning Department comes to an end. She highlighted areas of interest that may be applicable to future updates of the County SALDO, including street design standards, connectivity and walkability considerations, and the preservation of existing vegetation as natural buffers and barriers. Chelsie's recommendations will be considered as part of the County's SALDO rewrite.

Other Business:

- **Annual January Municipal Educational Seminar:** R. Courtney reported that the Planning Commission will host its Annual Education Seminar for Tioga County municipalities. John Trant of Strategic Solutions has agreed to serve as the keynote speaker again this year. The focus of this year's seminar will be the County SALDO.
- **SALDO – Ordinance Consolidation & High-impact Development Section:** R. Courtney reported that the County has been advised to consolidate all "stand-alone" ordinances into the County's SALDO. Municipalities with their own SALDO should address new land uses through their respective ordinances and maintain their own decommissioning bonds. These municipalities may also use the County's ordinances as a template when updating their own SALDO. Municipalities without their own SALDO will continue to fall under the County's SALDO and remain protected by County ordinances.

The County would like to begin a SALDO rewrite this fall in conjunction with the County's Comprehensive Plan update. The January Educational Seminar will focus on SALDO and provide municipalities with a better understanding of areas they should consider when improving and strengthening their ordinances. The Tioga County Planning Commission anticipates having amendments ready for the County Commissioners to review and consider in spring 2027.

- M. Underwood addressed concerns the office has received about the Upper Tioga River Regional Authority (UTRRA), which is not a county project. The Planning Department encourages residents with concerns to attend the public meetings UTRRA holds on the Second Thursday of every month at 6:00 PM at the Covington Township Building.

New Business: No new business.

Directors Report: R. Courtney provided a verbal report. The Planning Department is building capacity and taking on additional projects and programs to support the growth of our municipalities and the County. The Department enjoyed having Chelsie as a summer intern and wishes her a successful semester at Mansfield University.

The Department is also finalizing three individual MAP Grant applications on behalf of 17 municipalities to either update existing multi-municipal comprehensive plans or develop new plans for the first time. These long-

term community planning documents provide community leaders with a vision and strategies for implementing projects over a ten-year period. The applications are due to DCED by September 1st.

Public Comment: No public comment was given on the agenda items. However, the group engaged in conversation with the Planning Commission about the PA Wilds Design Guide and the UTRRA project.

Next meeting: September 9, 2026 at 6:30 PM.

No further business – Karl Kreock made a motion to adjourn the meeting, which was seconded by Nancy Smith. The meeting was adjourned at 7:10 PM.

Respectfully Submitted by Rachel Courtney, Tioga County Planning Director.