

TIOGA COUNTY PLANNING COMMISSION
Minutes of
Wednesday November 13, 2024
6:30 P.M. Tokishi Building

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

Roll Call: The roll call found seven (7) members present: Roger Bunn, Nancy Smith, Carol Hoke, Dawn Avery, Bill Roosa, Marc Rice, and Erick Coolidge. Also, in attendance Kaye Aumick; Planning Director and Deb Crawford; Administrative Director. Public in attendance: None

Approval of Minutes: A copy of the October minutes was available for review. Motion to approve was made by Bill Roosa, second by Carol Hoke. Motion carried.

Public Comment: None

Presentations: None

Old Business: Kaye gave the following updates:

- **Sky King Fireworks – Lawrence Township** – Nothing new to report. Still waiting for the final plans to be delivered to the planning office and recorded.
- **Keeneyville Compressor Station – Middlebury Township** – Nothing new to report; still in construction.
- **Mountain Laurel Recovery Center – Westfield Borough** – They are getting ready to wrap up this project. There was a contractor dispute, the contractors were replaced. They will be filing an extension to resolve the Notice of Termination (NOT) in the spring. They are working to update the final plans with changes that were made. Due to the amount of emergency calls, they worked with emergency services and the local fire chief and made some modifications. An emergency driveway was constructed to enable them to get closer to the building. They also fine-tuned the alarm system and instituted a no vaping policy in the building. (Vaping was causing the alarms to go off). Once we receive the final updated plans we can record and close out the project.
- **Lawrenceville Family Dollar – Lawrenceville Borough** – Nothing new to report; still waiting for the final plans.
- **Morris Run Water Treatment – Acid Mine Reduction** – Update received on 10/25; working towards starting the permitting process. They are planning to resume the 90% design in November with permit applications following shortly. Tibben sent a PowerPoint presentation with project information. Kaye pulled out the bulleted items and gave a copy to each commission member to review. They should be presenting the project and supplying all necessary documentation soon.
- **Kecks Food Service – Jackson Township** – They have worked through the conditions and are in construction phase of the project. They are working on updating

the plans with changes that were made. We need a copy of the updated plans for the planning office and for recording.

- **PGE Huckleberry Pad C – Compressor Station – Union Township** – Construction phase - Nothing to report at this time.
- **Tioga North Interconnect – Chatham Township** – We are still waiting on final plans from Chatham Township. Then we can sign, record, and close out this project. The plans have been sent to Chatham, but we have not received them yet. Kaye called Chatham and spoke with a supervisor; he was not aware of the plans but stated that Shelley does all of that. Kaye asked him to check as that is all we need to close out this project. He stated they would find them (he is sure the plans are there) and run them through the next meeting (Nov. 4). Hopefully we will receive them soon. Sent an email following up, still waiting for a response.

New Business: None

Other Business:

- **SALDO** – One final review was done on SALDO with a few more changes requested. Once these changes are made, Kaye will send the first 5 Articles to legal for their review and comment. Review work will begin on Article 6 for the next meeting.

Directors Report: Kaye gave her verbal report.

- Welcome to Dawn Avery as she is the newest member of the planning commission filling the remaining term of Deb Bigley.
- We only had 3 subdivisions since the last meeting, but Kaye currently has 3 waiting for sewage approval and 2 more submitted to her tonight.
- Kaye brought to the commission's attention the expansion project at the Victaulic plant in Lawrenceville Township. Kaye received a call asking about the land development process and if it is needed for this project. Typically, additions are not required to go through the land development process, but this one is going to be quite large. The addition being planned is 150,000 sq. ft. It was decided after a lengthy discussion that the commission members would like to see a simple plan of where the addition will be in relation to the neighboring residences and what implications there may be to those residents.

Next meeting: December 11, 2024. The SALDO sub-committee will meet at 5:45pm. Regular meeting to begin at 6:30pm.

No further business – Meeting adjourned at 7:29p.m.

Respectfully Submitted by Kaye Aumick.