

TIOGA COUNTY PLANNING COMMISSION

Minutes of

Wednesday April 9, 2025

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, Bill Roosa, Karl Kroeck, Kevin Connelly, and Marc Rice. Also, in attendance Kaye Aumick; Planning Director. Public in attendance: Kurt Miller and Paul South; citizens.

Approval of Minutes: A copy of the March minutes was available for review. Motion to approve was made by Kevin Connelly, second by Karl Kroeck. Motion carried.

Public Comment:

Presentations: None

Old Business: Kaye gave the following updates:

- **Mountain Laurel Recovery Center – Westfield Borough** – Nothing new to report. Still waiting on final plans. Kaye will reach out for an update.
- **Morris Run Water Treatment – Acid Mine Reduction** – Nothing new to report. They want to get to 100% document completion before submission and presentation.
- **Kecks Food Service – Jackson Township** – Construction phase. Nothing new to report. Kaye will reach out in a few months for an update.

New Business:

- Miller/South subdivision – Duncan Township – Mr. Miller and Mr. South explained the reason for their waiver request. They both are owners of a lot created from a subdivision in 2018 and they would like to subdivide the parcel into two equal parts; one owned by Mr. Miller the other by Mr. South. There is currently a statement in their deed stating that no new subdivision of this lot can be done without bringing the ROW up to county subdivision and land development standards for private streets. The waiver is requesting the approval of the subdivision without bringing the current ROW up to standards at this time. There will be no additional traffic and no residential buildings being constructed. Some minor changes were requested to the variance as written, so this discussion was tabled until the May meeting. A new waiver request will be drawn up, stating that no new owners will be involved and the number of people using the access ROW will not increase. The second lot that will be created will not be used as a primary residence until the ROW is brought up to the standards of the county subdivision and land development ordinance. They will return in May for another review and possible approval of this waiver.
- Wanamaker subdivision – Farmington Township – This is an eight-lot subdivision where the farthest two lots are proposed to be served by a ROW. This right of way is over the 500ft max for the county and it was request that an erosion and

sedimentation plan be created and approved by the conservation district. The conservation district determined that the earth disturbance involved to create this ROW will push the limit to one acre, so a full NPDES plan will need to be created and submitted. The land owner doesn't want to do this at this time. This was discussed in detail with the commission and it was determined that they will need to leave the two lots in question out of the subdivision. In the future if/when he decides to sell, he can then do another subdivision and have the new landowners go through the permitting process as required.

Other Business:

- **SALDO** – Sections 6 & 7 are complete. Kaye will get these sent to the solicitor for review. Kaye will make the suggested changes to sections 8 & 9 and send to everyone for review.

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Directors Report: Kaye gave her verbal report.

- Total of 3 subdivisions were completed since the March meeting.
- Croft Hollow Compressor Station Land Development is coming soon. This project will be in Chatham, Deerfield, and Farmington Townships. There were asking about obtaining conditional approval before the lighting plan is submitted. The lighting plan would be a condition of approval. They will be presenting in the May meeting. All information was sent to the county engineer and we should have his review before the meeting. Then the project engineers would have to make comments on the review; this would also be a condition of the approval.
- Elkland Borough is working to obtain grants to construct a park on a parcel that is currently owned by the school. The Borough will be purchasing the parcel ahead of the grant. Kaye submitted a letter of support for this project.

Next meeting: May 14, 2025 at 6:30pm.

No further business – Meeting adjourned at 7:16p.m.

Respectfully Submitted by Kaye Aumick.