

TIOGA COUNTY PLANNING COMMISSION

Minutes of

Wednesday January 8, 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, Dawn Avery, Bill Roosa, Karl Kroeck, and Kevin Connelly. Also, in attendance Kaye Aumick; Planning Director. Public in attendance: Kristin Hamilton; Develop Tioga

Approval of Minutes: A copy of the November minutes was available for review. Motion to approve was made by Dawn Avery, second by Bill Roosa. Motion carried.

Public Comment: None

Presentations: None

Nominations for Chair and Vice Chair: Karl Kroeck made the motion to retain the current officers, second by Kevin Connelly. Roger Bunn for chair and Nancy Smith for vice chair. Both agreed to another term. Motion carried.

Old Business: Kaye gave the following updates:

- **Sky King Fireworks – Lawrence Township** – The project is complete. Motion was made by Carol Hoke to remove from the agenda, second by Kevin Connelly. Motion carried by roll call vote with 7 yes votes.
- **Keeneyville Compressor Station – Middlebury Township** – Nothing new to report; still in construction. Working towards a mid-year completion. Kaye will reach out for a status.
- **Mountain Laurel Recovery Center – Westfield Borough** – Nothing new to report. Waiting for final plans. The Notice of Termination (NOT) will be filed in the spring. We should get the final plans at that time.
- **Lawrenceville Family Dollar – Lawrenceville Borough** – This project is complete. Motion was made by Kevin Connelly to remove from the agenda, second by Karl Kroeck. Motion carried by roll call vote with 7 yes votes.
- **Morris Run Water Treatment – Acid Mine Reduction** – Nothing new since the last update in November. They want to get to 100% document completion before submission and presentation.
- **Kecks Food Service – Jackson Township** – Construction phase. All plan updates have been approved by the county engineer and the updated plans will be received soon. All conditions have been met and construction has begun.
- **PGE Huckleberry Pad C Compressor Station – Union Township** – This project is completed and final plans have been received and recorded. Motion to remove from the agenda was made by Carol Hoke, second by Nancy Smith. Motion carried by roll call vote with 7 yes votes.

- **Tioga North Interconnect – Chatham Township** – Construction is complete. Final plans should be received soon.

New Business: None

Other Business:

- **SALDO** – The group discussed Article 6 making general comments and a few minor updates. Kaye will make the updates and send the document to the entire group along with Article 7 for those who would like to begin reading and reviewing. It was also discussed during the SALDO review that Kaye will begin sending project narratives and other documents to the Planning Commission with the notice emails in order for the commission to have time to review before a presentation. This will allow for better discussion and communication on the projects when they are presented.
- Northern Tioga School District is doing an athletics facilities improvement project at the Williamson and Cowanesque Valley High Schools. The projects are for the athletic fields with small concession stand/restroom buildings. These are located on the parcels with the school buildings. The project was discussed among the Planning Commission and it was decided that it is out of the purview of the Planning Commission's responsibilities and will not need to be presented and approved as a land development. Motion was made by Carol Hoke, second by Bill Roosa that the project will not be required to be approved by the commission. Motion carried by roll call vote with 7 yes votes.

Directors Report: Kaye gave her verbal report.

- Total of 11 subdivisions since the November meeting.
- Total subdivisions for 2024 = 67 and total for 2023 = 68
- Total Municipal reviews for 2024 = 29 and total for 2023 = 25

Next meeting: February 12, 2025. The SALDO sub-committee will meet at 5:45pm. Regular meeting to begin at 6:30pm.

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

Respectfully Submitted by Kaye Aumick.