

TIOGA COUNTY PLANNING COMMISSION
Minutes of
Wednesday February 14, 2024
6:30 P.M. Tokishi Building

Call to Order: Vice- Chair Nancy Smith called the meeting to order at 6:30 p.m.

Roll Call: The roll call found six (6) members present: Nancy Smith, Kevin Connelly, Karl Kroeck, Bill Roosa, Roger Bunn, and Erick Coolidge. Also, in attendance Kaye Aumick; Planning Director. Public in attendance: Kristin Hamilton; Develop Tioga, Ed and Robin Presor; Westfield Citizens.

Approval of Minutes: A copy of the November minutes were available for review. Motion by Kevin Connelly to approve as written, second by Bill Roosa. Motion carried by roll call vote with 5 yes votes.

Public Comment: Kristin Hamilton stated that Develop Tioga will be launching a Housing and Community needs task force on February 22. The time frame for the task force is 8 – 9 months. Looking at a variety of issues and concerns around the county; such as housing issues, child care, transportation, and fiscal literacy. The task force will be reviewing, identifying, and recommending possible ways to address the issues and concerns.

Nominations for Chair and Vice Chair: Nominations for chair were provided. None nominated agreed to the position. Roger Bunn volunteered to be the chair; Nancy Smith volunteered to be the vice chair. Kevin Connelly made the motion to accept, second by Bill Roosa. Motion carried by roll call vote with 6 yes votes for both positions.

Old Business: Kaye gave the following updates:

- **Dollar General – Knoxville Borough** – Received pictures of the trees from Travis Martin and Livic. The first set of trees along the side of the building are growing ok and provide cover. The trees behind the building had to be replanted after the flooding that occurred and are not very big yet. There is also a gap between the first tree and the back of the dumpster. Travis was going to speak with the contractor who planted and see if they could put more there as according to the approved plan. The work along the parking lot and the creeks edge has been completed. There is no room for trees to be replanted there, but the big rocks and barriers should be enough to keep people from backing over the end.
- **Sky King Fireworks – Lawrence Township** – The building is done and they are open for business. Kaye is working to get the final plans. A couple emails have been sent, waiting for replies. Kaye will send another email.
- **Keck’s Wedding Venue – Lawrence Township** – Construction Phase. Nothing new to report at this time.
- **Meads Wedding Venue – Brookfield Township** – We have received another temporary occupancy permit, this one for 60 days. The commission has requested that a letter be drafted for the board of commissioners concerning these temporary

permits and the fire alarm system. It has been several months and the required fire alarm system has not been installed and inspected.

- **Keeneyville Compressor Station – Middlebury Township** – Construction Phase – Nothing new to report; still on track to finish construction in 2025.
- **Mountain Laurel Recover Center – Westfield Borough** – Construction Phase – Ed and Robin Presor stressed their concern over the LED lights that have been installed around the back portion of the new building and on the new athletic field. The lights flood into their home as they are extremely bright. The commission requested a letter be sent requesting the owners and engineers return to a meeting for an update on the project. Lighting was not on the original plan and the commission did not receive any updates showing the addition of lights.
- **Lawrenceville Family Dollar – Lawrenceville Borough** – Construction Phase – No update at this time. Kaye will reach out for an update.
- **Three Springs Ministries – Morris Township** – Construction Phase – Nothing new to report. Kaye will reach for an update.
- **Morris Run Water Treatment - Acid Mine Reduction** – Nothing new to report. Kaye will reach out for an update.
- **PGE 596 Pad A Compressor Station – Liberty Township** - Construction Phase – Nothing new to report at this time. Kaye will reach out in April for a 6 month update.

New Business:

- The request for waiver of design criteria for Schiffy's RV sites was reviewed and discussed by the commission. This waiver was to allow a 30' right of way to access the RV site rather than the 50' required right of way. It was decided and voted to allow the waiver. Motion by Kevin to approved, second by Bill. Motion carried with roll call vote with 5 yes and 1 no.

Other Business:

- The commission will begin work to update the county Subdivision and Land Development ordinance (SALDO). We will begin by reviewing a section each month at the meetings. Kaye will keep comments and updates to be incorporated in the update. A public meeting will be required once updates have been made.
- Lighting – the commission will be adding a lighting section to the SALDO.

Directors Report: Kaye gave her verbal report.

- Receiving calls on the process for land developments.

Next meeting: March 13, 2023

No further business – Meeting adjourned at 7:45p.m.

Respectfully Submitted by Kaye Aumick.