

TIOGA COUNTY PLANNING COMMISSION
Minutes of
Wednesday June 13, 2018
7:30 PM Tokishi Building

Call to Order: Chairman Steve Banos called the meeting to order at 7:30 pm

Roll Call: The roll call found five members present: Mr. Banos, Mrs. Smith, Mr. Roosa, Mr. Mulcahey, and Mr. Connelly. Also in attendance, Kerry Miller, Planning Director, acting as secretary. See sign in sheet for public present.

Approval of Minutes: A motion to approve May 2018 minutes was made by Mr. Connelly, second from Mr. Connelly and were approved by voice vote.

Public Comment: None

Comprehensive Planning:

The group agreed that the best way to move the Comprehensive Plan forward would be to begin to have 30 minute workshop sessions to discuss topics within the plan. These will take place the 30 minutes prior to the monthly meeting with topic decided at the end of the prior month's meeting.

Old Business:

- Lovell Compressor Station 12-20 LD Update
Planning Director let the group know that the condition set last month was met; Terry Ginn approved the completion of the Lovell Compressor Development as it was originally proposed in 2012.
- Empire North LD 18-15 waiting on PennDOT approval
- Sullivan Township – needs final after going out and not complete
- Deerfield Water—Final issued

New Business:

- Sweet Hollow Subdivision Sketch
 - After reviewing the subdivision request, the Planning Commission combined aspects of 2 different map sketches as acceptable layouts for the multi-lot subdivision.
- AECOM Application for Harer Sales Point 18—21 LD
Three members of AECOM were in attendance to answer questions about land development.
 - A waiver was granted for parking. Motion for waiver from Bill Roosa, with second from Kevin Connelly. Motion carried by voice vote
 - Preliminary Condition Approval was granted with the following conditions
 - Do not disturb areas remain for screening requirement instead of planting additional screening
 - Long term lighting plan provided
 - Satisfaction of engineers comments and payment of fees

- Acknowledge in writing that any other land use (such as compressor station construction) will require res application and meet all SALDO criteria.
- Cowanesque subdivision Sketch
 - The Planning Commission reviewed the sketch for Koester in the village of Cowanesque. The proposed subdivision grants access to a non-conforming lot with a ROW that may provide future hardship to the landowner, but with this information being disclosed on the survey map, they believe that it is the best way to allow for the subdivision.

Directors' Reports: The Planning Director, Kerry Miller, gave her verbal report.

Next Meeting: July 11, 2018

Public Comment: none

No further business – Meeting adjourned at 9:08 pm

Submitted by Kerry Miller, Acting Secretary