

TIOGA COUNTY PLANNING COMMISSION
Minutes of
Wednesday March 11, 2020
6:30 P.M. Tokishi Building

Call to Order: Chairman Terry Bryant called the meeting to order at 6:31 p.m.

Roll Call: The roll call found five (5) members present: Terry Bryant, Nancy Smith, Susan Asbury, Bill Roosa, Mike Mulcahey, and Kevin Connelly. Also in attendance, Deb Crawford, Planning Director, Dakoatah Manning, Planning Specialist. Public in attendance, Jason and Crystal Ward, Chicken Tenders Inc. and Jerry Crawford.

Approval of Minutes: A copy of the minutes was available for review. Motion to approve was made by Terry, seconded by Susan. Motion carried.

Public Comment: None

Old Business:

- Jason Ward Poultry Land Development – Union Township
 - Jason and Crystal Ward were in attendance to speak on behalf of the project and address the commissions concerns. Crystal stated they have approval from Union Township to proceed with the project. At the last meeting the commission was presented with a Technical Deficiency Letter that showed six (6) deficiencies regarding the project from the Department of Environmental Protection (DEP). Crystal presented the commission with a National Pollutant Discharge Elimination System (NPDES) permit from DEP showing the resolutions to those deficiencies. Commission members still had concerns about the traffic volume produced by the facility and signage to address the poor visibility along the road. Crystal told the commission there would be one truck that would come to pick up the eggs. Crystal also told the commission the use of signage would be up to the township supervisors' discretion. Crystal mentioned touring other poultry facilities in Tioga County and was surprised by the cleanliness of the operation. Deb ensured the Commission the County Engineers comments have all been met.
 - Motion to approve final land development plans was made by Bill Roosa, second from Kevin. Susan abstained. Motion carried.
- Dollar General – Knoxville Borough
 - Bill mentioned he had a phone call with the gas company who will be running a new line through his property. Deb informed the Commission that her and Dakoatah looked deeper into the ROW issue but was unable to find much more than what has already been presented.
- Dietrich's Milk Plant Solar Project

- Dakoatah informed the commission Schuler Haas is still working things out with Wellsboro Electric regarding the grid. Terry mentioned a right of way (ROW) is still in the works with Growth Resources of Wellsboro (GROW) above the project's location.
- Keck's Wedding Venue and Event Center – Lawrence Township
 - Prior to the meeting Larson Design Group was provided with the County Engineer Scott Bray comments regarding the land development. Each of those comments were addressed and provided adequate feedback to Scott's comments. Deb provided the commission with a draft preliminary approval letter.
 - Motion to grant preliminary approval from Bill Roosa, second from Kevin Connelly. Motion carried.

New Business:

- None

Directors Report: The Planning Director, Deb Crawford, gave her verbal report.

Next Meeting: April 8, 2020

Public Comment: none

No further business – Meeting adjourned at 7:05

Respectfully Submitted by Dakoatah Manning, Acting Secretary