

TIOGA COUNTY PLANNING COMMISSION
Minutes of
Wednesday April 12, 2023
6:30 P.M. Tokishi Building

Call to Order: Chairperson Terry Bryant called the meeting to order at 6:30 p.m.

Roll Call: The roll call found five (5) members present: Terry Bryant, Nancy Smith, Karl Kroeck, Roger Bunn, and Bill Roosa. Also, in attendance Kaye Aumick; Planning Director. Public in attendance: Rodey Merritt and Brett Burch; UGI Energy Services

Approval of Minutes: A copy of the March minutes were available for review. Motion by Roger to approve, second by Karl. Motion carried by roll call vote.

Public Comment: None

Old Business: Kaye gave the following updates:

- **Jason Ward Poultry – Union Township** – We are still waiting for NOT approval. Kaye will reach out to the conservation district to obtain a status for the NOT inspection.
- **Dollar General – Knoxville Borough** – Nothing new to report. An email was sent on 3/22/23 inquiry about putting bumpers/barriers along the creek bank side of the parking lot for safety reasons. No response has been received. The bank continues to erode.
- **Sky King Fireworks – Lawrence Township** – Construction Phase. Nothing new to report. A status email was sent on 4/4/23, no response has been received.
- **Keck’s Wedding Venue – Lawrence Township** – Inactive – 1 year extension was granted on 8/8/22. The extension expires on 8/1/23.
- **Meads Wedding Venue – Brookfield Township** – Received the sewage approval on 3/16/23. Also received an email from the engineer on 3/16/23; they are just about ready to submit the NPDES permit for earth disturbance. They have submitted the building permit application to Erb for review and approval. On 4/11/23 we received the development plans and new land development application. Everything has been sent to the County engineers for review and comment.
- **Keeneyville Compressor Station – Middlebury Township** – Construction Phase. Sent email for update on 3/21/23. Received reply - Things are progressing well at the Keeneyville Compressor Station. Most of the civil work was completed last fall with temporary stabilizations maintained during this past winter. Final site restorations off pad are scheduled for this spring/summer. Some of the mechanical fit up has begun on the pad and will continue through the course of this year as we prepare for the construction of the compressor station. As of now, it appears the compressor station will be operational by mid-year 2024.
- **River Valley Solar Farm - CFC Deerfield Properties, LLC. – Deerfield Township** – Working to get on the agenda this Spring (May). 3/31/23 - Sent plans and NPDES/E&S emails from conservation district to the county engineers for

review. Sent email to Mr. Delp advising what is still required and steps forward. 3/17/23. The County Solar Ordinance was sent to Mr. Delp as he responded that the solar array was constructed after the ordinance was enacted. The solar ordinance was also sent to the engineers to follow as they perform their review.

- **Mountain Laurel Recover Center – Westfield Borough** – NPDES Approval was received on 3/16/23. Sent an email 3/17/23; to Doug Gamber for an update and advising what we still need. Also quoted section 403.04 Endorsements of SALDO. It may not be required to present (per say), but signatures stating the plan has been reviewed is necessary. The contractor has started moving in equipment as they have the NPDES approval. They are aware that construction cannot begin until planning commission approvals are given.
- **Tioga Dollar General – Tioga Township** – Construction Phase. Will send a status update email in 6 months, July.
- **Lawrenceville Family Dollar – Lawrenceville Borough** – Nothing new to report. We are waiting for the last 3 conditions to be met: sewage approval, HOP permit, and municipal approval for water hook up. An email will be sent for a status update.
- **UGI 815 Compressor Station – Elk Township** – Rodey Merritt and Brett Burch from UGI Energy Services were present to talk about the compressor station on DCNR land. They explained to the commission what the project is doing and answered questions. This project is to restore an old compressor station and put back into production. They are using the existing pad and putting new equipment down. Noise studies have been done and there are no close neighbors; forested area. They have spoken to Elk Township and stated that they are ok with the project. The commission reviewed the application information provided on this project and gave conditional preliminary approval. Motion by Bill, second by Karl to grant preliminary conditional approval. Motion carried by roll call vote. The conditions are as follows:
 - Satisfaction of Engineer Review and comments
 - Township review/approval by signing the final plans.
 - Payment of the engineer fees.
 - A copy of the air permit from DEPUGI will provide the items above as they are received.

New Business:

- Nothing New.

Directors Report: Kaye gave her verbal report.

- The commission welcomes a new member; Debra Bigley, Planning Specialist for the Marsh Creek Greenway project. She will be joining us in May.

Next meeting: May 10, 2023

No further business – Meeting adjourned at 7:15 p.m.

Respectfully Submitted by Kaye Aumick.