

TIOGA COUNTY PLANNING COMMISSION  
Minutes of  
Wednesday October 11, 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 seven (7) members present: Terry Bryant, Nancy Smith, Deb Bigley, Kevin Connelly, Karl Kroeck, Bill Roosa, and Susan Asbury. Also, in attendance Kaye Aumick; Planning Director. Public in attendance: Kristin Hamilton; Develop Tioga, Ryan Elsey and Ben VanOrd; Pennsylvania General Energy, Chris Ernst; E&M Engineers and Surveyors, and Tyrell Ayers; citizen

Approval of Minutes: A copy of the June minutes were available for review. Motion by Kevin to approve as written, second by Karl. Motion carried by roll call vote with 6 yes votes, 1 abstain.

Public Comment: Kristin Hamilton spoke about the new Develop Tioga website that has launched. She asked that everyone go out and take a look at the land development section and provide her with any constructive feedback. The land development section can be found at the top under “Sites”. Kaye will have the link to the Develop Tioga website added to the County Planning Commission site.

Old Business: Kaye gave the following updates:

- **Dollar General – Knoxville Borough** – Spoke with Travis Martin on 10/4/23; we talked about the trees that were planted around the building for screening and those planted along the stream bank that were lost during the flooding in 2021. He doesn’t believe those along the back of the building from the dumpster are correct and he doesn’t believe that those planted along the streambank are in the place that was approved. They are small right now, but are the correct tree. Someone from Livic will be going to the site to do an inspection and taking pictures. Travis will send the pictures of the trees to Kaye when he receives them. The GP3 inspection is being done; for the stream bank restoration from the flood, but the NOT inspection can’t happen until the planted grass comes up and everything is in its final stage for restoration, probably in the spring. Waiting for the pictures from Travis. Deb and Kaye will be taking a ride over and check out the trees.
- **Sky King Fireworks – Lawrence Township** – Construction Phase. The building is complete on the outside; unsure if work is still being done on the interior. Kaye will reach out for an update.
- **Keck’s Wedding Venue – Lawrence Township** – Construction Phase. Kaye spoke with Brian Keck; they have started work on this project again. It is going very slowly but it is still moving along.
- **Meads Wedding Venue – Brookfield Township** – Chris Ernst (engineer) was present at the meeting to answer questions for the commission on this project. We received the temporary occupancy permit from Jeff VanDusen. The permit is good

- for 90 days and pending the installation of the fire alarm system. They must have one person on fire watch when the building is occupied. Permit was issued on September 11 and will expire in December. The fire alarm plan was reviewed and approved and is ready to install. Once the system is installed, it will be inspected. Once inspected and approved the final occupancy permit will be granted. Motion was made by Kevin and second by Nancy to grant preliminary/final/conditional approval, with the condition being the final occupancy permit that will be submitted once the fire alarm system is approved. Motion carried by roll call vote with 6 yes votes and 1 abstain.
- **Keeneyville Compressor Station – Middlebury Township** – Construction Phase – Nothing new to report; still on track to finish construction in 2024.
  - **Mountain Laurel Recover Center – Westfield Borough** – Construction Phase - Received final payment for engineer review. Email sent on 6/19/23 stating that all conditions were met and construction can begin. There have been some stormwater issues, the conservation district has received a few calls reporting the issue of flood waters from this site. They have made visits out there along with DEP and had them make some changes in their plans for stormwater runoff. They were told by DEP to stop construction until this stormwater issue has been resolved. It appears that all issues have been resolved at this time.
  - **Tioga Dollar General – Tioga Township** – Construction Phase – The store is open and operating. Spoke with Cole Boyer and he stated they will be bringing in the as-builts soon.
  - **Lawrenceville Family Dollar – Lawrenceville Borough** – Received email from Matt Frick stating that DEP is no longer requiring them to obtain sewage approval for this site. The site maintains an EDU from the previous owner. Received everything needed from the conditional approval. Construction Phase can begin. Will reach out in 6 months for a status.
  - **Three Springs Ministries – Morris Township** – Construction Phase - Received everything to satisfy the conditions. Construction phase can begin. Will reach out in 6 months for a status.
  - **Morris Run Water Treatment - Acid Mine Reduction – Hamilton Township** - Received email from Brian Osbourn, they are ready to start submitting the land development application and items. They are also working to get all proper approvals from each municipality and building permits. Submittal should be soon.
  - **PGE 596 Pad A – Liberty Township** - Compressor Station – Ryan Elsey and Ben VanOrd presented the project to the commission. Waivers were requested and granted for: lighting, parking, security fencing (very remote) same as with Pad B. All approvals and documents have been received. Motion was made by Kevin and second by Karl for Preliminary/final approval. Motion carried by roll call vote with 7 yes votes. Construction can begin.

New Business:

- Approval of the Richard Mead subdivision. This is a preserved farm that was purchased by Richard Mead earlier this year. The farm was preserved by the Brubaker's in 2007. All farmland criteria for both lots created by the subdivision have been met and it has been approved by the county farmland preservation board. There was discussion and explanation of this subdivision. Motion by Karl and second

by Susan to approve the subdivision as presented. Motion carried with 6 yes votes and 1 abstain.

Other Business:

- There was discussion again of making some updates to the County Subdivision and Land Development Ordinance (SALDO). The ordinance was last updated in 2013 and some items are in need of changing/updating. All commission members have previously been given a copy of SALDO; it was agreed that each member will start reading over and making notes and further discussions will follow.

Directors Report: Kaye gave her verbal report.

- Nancy Smith and Mike Mulcahey terms are expiring in December. Both have been asked to accept another term. Nancy agreed to another term, Mike was not present at the meeting, Kaye will send an email asking him to consider staying for another term with the commission.
- Steve Conard will be at the November meeting to do a Dark Skies presentation.

Next meeting: November 8, 2023

No further business – Meeting adjourned at 8:00 p.m.

Respectfully Submitted by Kaye Aumick.