

TIOGA COUNTY PLANNING COMMISSION  
Minutes of  
Wednesday March 8, 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, Karl Kroeck, Roger Bunn, Susan Asbury, Bill Roosa, and Kevin Connelly. Also, in attendance Kaye Aumick; Planning Director. Public in attendance: Kimberly Jennings; Develop Tioga, and Tyrell Ayers.

Approval of Minutes: A copy of the January minutes were available for review. Motion by Kevin to approve, with the comment that it be documented when a commission member either votes no or abstains, second by Bill. Motion carried by roll call vote.

Public Comment: None

Old Business: Kaye gave the following updates:

- **Jason Ward Poultry – Union Township** – The conservation district has the NOT, but they have not been able to do the inspection yet. This is the last piece needed and once we receive the approval from the conservation district, we can close out this project.
- **Dollar General – Knoxville Borough** – Nothing new to report. The commission requested a letter go out to the developers inquiring about putting up bumpers on the side of the parking lot that runs along the creek. This is for safety reasons and is a suggestion for them to consider.
- **Sky King Fireworks – Lawrence Township** – Construction Phase. Nothing new to report.
- **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 an email from Chris Ernst (E&M Engineers), they are working on the sewage module. They sent the component 2 application along with the comp 4b form to be filled out and send back. They also sent the sewer calculations that are being used. Have not heard anything on the other requirements.
- **Keeneyville Compressor Station – Middlebury Township** – Construction Phase. Nothing new to report.
- **Solar Farm - CFC Deerfield Properties, LLC. – Deerfield Township** – Received an email from the conservation district concerning post construction stormwater management; a plan is not officially required, but minimal vegetative cover is required. The earth disturbance is minimal so no NPDES permit is needed, and since the project is complete there is no E&S plan/approval required as these are for the construction phase of projects. An email was sent to Mr. Delp in January advising what was still needed to complete this application; waiting for a reply.

- **Mountain Laurel Recover Center – Westfield Borough** – They have applied for the NPDES permit, the land use form was received and has been filled out and returned. All conditions must be met before final approval can be given. There was discussion around the room on this project going through the Borough for a review. There is a requirement per SALDO that indicates the Borough must sign the plans, so their review is necessary for final approval.
- **Tioga Dollar General – Tioga Township** – The only condition that was required for approval was the sewage approval; this was received in January. They are now in construction phase.
- **Lawrenceville Family Dollar – Lawrenceville Borough** – The sewage component is being worked on, the comp 4b form was received, filled out, and send back in February. Received the E&S approval from the conservation district. We have also received the response letter for the review comments of the county engineer. The engineer has read over the responses and is satisfied.

New Business:

- **UGI 815 Compressor Station – Gaines and Elk Townships** – Met with Rodey Merritt and Brett Burch, they are looking to put up a new compressor station at this location. This is an existing station where they are looking to remove a building and put up a new one. There will be no earth disturbance so no E&S plan is required. They are going to use the original stormwater management plan. There will be no new roads or detention pond, etc. This is on DCNR land and has no residential properties around it.
- **SALDO** – Kevin led a discussion around points in our subdivision and land development ordinance. There was good discussion on the responsibilities of the commission. A copy of SALDO was emailed to each member for their review.
- **Annual Report** – A copy of the 2022 Annual Report was handed out to all commission members. They were asked to review and give any comments, updates, or suggestion to Kaye, and further discussion will be at the next meeting in April.

Directors Report: Kaye gave her verbal report.

Next meeting: April 12, 2023

No further business – Meeting adjourned at 7:35 p.m.

Respectfully Submitted by Kaye Aumick.