

TIOGA COUNTY PLANNING COMMISSION  
Minutes of  
Wednesday June 14, 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 six (6) members present: Terry Bryant, Nancy Smith, Deb Bigley, Kevin Connelly, Karl Kroeck, and Mike Mulcahey. Also, in attendance Kaye Aumick; Planning Director. Public in attendance: Carrie English; Develop Tioga, Randy Webster; RK Webster, LLC., and Jeff Rush; Three Springs Ministries

Approval of Minutes: A copy of the May 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.

Public Comment: None

Old Business: Kaye gave the following updates:

- **Dollar General – Knoxville Borough** – Spoke with Scott Moore of the Conservation District, he stated that he did a routine inspection and noted that the bank stabilization was not completed yet. He received an email stating that “the team is gathering the materials and equipment needed and they are anticipating completing the repairs in August as the river will be at its lowest point. An email was sent on 3/22/23 inquiring about putting bumpers/barriers along the creek bank side of the parking lot for safety reasons. No response has been received.
- **Sky King Fireworks – Lawrence Township** – Construction Phase. Update – The building is up and the floor is poured. The electrician has been there the past few weeks and should be done soon. Plumbing and electrical underground is finished. All interior framing is completed. All parking lot drainage is completed. Septic tank has been installed. The HVAC has been finished on the interior and the exterior work will begin soon. They plan on running the utilities soon and pour concrete around the building and continue with the parking lot.
- **Keck’s Wedding Venue – Lawrence Township** – Inactive – 1 year extension was granted on 8/8/22. The extension expires on 8/1/23. An email was sent requesting an update; no response at this time.
- **Meads Wedding Venue – Brookfield Township** – Received the engineer comment responses, sewage permit, and an electronic copy of the updated plans. The building permit application has been resubmitted as a “new” building and is pending. The invoice for the county engineer’s review has been sent to Mr. Mead for payment.
- **Keeneyville Compressor Station – Middlebury Township** – Construction Phase – Nothing new to report; still on track to finish construction in 2024.
- **River Valley Solar Farm - CFC Deerfield Properties, LLC. – Deerfield Township** – All documentation has been received at this time and the project has been completed. Requesting a vote to close out this project. Motion was made by Karl to close out, second by Mike. Motion carried by roll call vote with 6 yes votes.

- **Mountain Laurel Recover Center – Westfield Borough** – Received all the items required as part of the conditional approval. Sent the invoice for the remainder of the payment owed for the county engineer’s review, waiting for the payment. Motion made by Kevin for final approval pending the payment, second by Deb. Motion carried by roll call vote with 6 yes votes.
- **Tioga Dollar General – Tioga Township** – Construction Phase. Will send a status update email in July. A sink hole developed and was inspected by DEP’s Oil and Gas Sector to determine if it was a gas pocket; no gas was detected. The hole has been filled per an approved plan by DEP.
- **Lawrenceville Family Dollar – Lawrenceville Borough** – Received the Highway Occupancy Permit. Still waiting for the sewage and water approval. They are working through utility details with the borough engineer.
- **UGI 815 Compressor Station – Elk Township** – All conditionals for the preliminary approval have been met. Construction can begin. This is a building being constructed on an existing pad, no E&S plan or NPDES is needed, so no notice of termination is required. Would like a vote to remove this project from the agenda and close out as everything has been completed. Motion was made by Kevin to close out, second by Nancy. Motion carried by roll call vote with 6 yes votes.
- **Three Springs Ministries – Morris Township** – Randy Webster of RK Webster, LLC and Jeff Rush of Three Springs Ministries presented this project to the commission and answered questions. The project proposes another building containing offices, a gymnasium, and meeting rooms. They are working through all the requirements and have requested a parking waiver and preliminary approval. A motion was made by Kevin and second by Karl to approve the parking waiver. Motion carried by roll call vote with 6 yes votes. A motion was made by Karl and second by Kevin for preliminary approval with conditions as stated on the checklist that is kept in the planning office. Motion carried by roll call vote with 6 yes votes. Morris Township will be reviewing the plans at their June 30 meeting.

New Business:

- **Morris Run Water Treatment - Acid Mine Reduction – Hamilton Township** - Project is in the very early stages to treat the water by removing the acid from years of mining. This project will go across 3 municipalities and contain 5 buildings and a pump station. A request was made to waive the land development fees only as this is a DEP project to clean the waters that eventually flow to the Tioga River. Motion was made by Nancy to wave the land development fees ONLY, second by Kevin. Motion carried by roll call vote with 6 yes votes. They will be responsible for any and all engineer fees that are incurred for the engineer’s review of the project.

Other Business:

- **Dark Skies** – Everyone has read over the material that was sent. It was discussed to invite Steve Conard to the August meeting to do a presentation. Discussion also on updating SALDO with a section on lighting.

Directors Report: Kaye gave her verbal report.

- Received another call about a possible land development in Lawrenceville Borough for a Dollar General. The caller stated that DEP was concerned about the additional EDU's that would be needed.

Next meeting: August 9, 2023

No further business – Meeting adjourned at 7:26 p.m.

Respectfully Submitted by Kaye Aumick.