

TIOGA COUNTY PLANNING COMMISSION

Minutes of

Wednesday December 10, 2025

6:30 P.M. Tioga County Court House

Call to Order: Marc Rice (acting Chair) called the meeting to order at 6:30 p.m.

Roll Call: The roll call found four (4) members present: Erick Coolidge, Commissioner Marc Rice, Nancy Smith, and Kevin Connelly. Also, in attendance Kaye Aumick; Administrative Director and Rachel Courtney; Planning Director. Commissioners: Shane Nickerson and Sam Van Loon. Public in attendance: See attached.

Approval of Minutes: The November minutes were not approved as we did not have a quorum.

Presentations: None

Old Business: Kaye gave the following updates:

- **Mountain Laurel Recovery Center – Westfield Borough** – The final plans are expected to be delivered on Friday 12/12 for signature and recording.
- **Morris Run Water Treatment – Acid Mine Reduction** – Nothing new. They are looking to present to the planning commission in either January or February. They are working to put together the plans and application paperwork.
- **Kecks Food Service – Jackson Township** – Nothing new. The construction is approximately 75% complete.
- **Croft Hollow Compressor Station** – They are in construction phase. Kaye will reach out in a project update.

New Business:

- None

Other Business:

- **Data Center Ordinance** – The ordinance was approved for adoption at the Board of Commissioners meeting on December 9. A 30-day public comment period is now open. Please provide your comments/feedback to Kaye Aumick or Rachel Courtney. All comments will be reviewed by the planning commission and a potential amendment of the ordinance will be approved at the Board of Commissioners meeting in March.
- **County Solar Ordinance (Amendments)** – The ordinance as amended was approved for adoption at the Board of Commissioners meeting on December 9.
- **Term Reappointments** – Marc Rice, Carol Hoke, and Bill Roosa's terms were approved by the Board of Commissioners at their December 9 meeting. The terms are for another 3 years.

Directors Report: Kaye gave a verbal report.

Data Center Presentation: Rachel Courtney; Planning Director provided a presentation on the planning commission talking about what we can do and what we cannot do relative to land use. Josh Zeyn gave information on the potential tax impacts of data center developments. Kevin Connelly; Planning Commission member spoke of the five key points of the data center ordinance. These being: lighting on and around the

buildings, sound and vibration, water consumption (closed loop system), electricity, and the buffering/fencing around the entire data center complex.

The presentation from the Planning Commission meeting, as well as other Data Center information can be found by clicking on the link below:

[Tioga County - Data Center Informational Page](#)

Public Comment: Public comment was taken on the data center ordinance. There was much discussion on the ordinance and thoughts on how to improve. Below is a list of things that were talked about in the meeting:

- Water consumption
- Electricity
- Sound levels
- Decommissioning
- Enforcement of the ordinance
- Other public comments were received that fell outside of the Planning Commission's jurisdiction, including matters related to regulation and policy.

Next meeting: January 14, 2026 at 6:30pm.

No further business – Meeting adjourned at 8:39p.m.

Respectfully Submitted by Kaye Aumick.

Tioga County Planning Commission
Monthly Meeting – December 2025

Guest/Public Sign-in

<u>Name</u>	<u>County/Municipality</u>	<u>Comment Topic</u>
Todd Fall	Tioga/Lawrence	Energy
Kathy Gell	Tioga Twp.	
CHRIS ECKERT	DELMAR TWP. PLANNING COMMISSION	
Susan Hebert	Tioga Twp.	
Fitzgerald Reinl	Delmar Twp	Date Center
Michael I Sen	Tioga Twp	
Glenda McCarty	Delmar Twp	
Eve Salway	Lisa Bonfandio	
Brandon Bodine		
Julie Preston	Lawrence township	
Matth + Jessica Street	Lawrence township	
Marikka James	Wellsboro	Date Center
Nat Kennedy	Wells Gtz	Delmar Twp
Jim + Donna Mar	Tioga Nelson	
Jim Kuehff	Wellsboro	
Wayne + Olga Gray	Wellsboro	
Eric + Kelly Master	Tioga/delmar twp	

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Guest/Public Sign-in

<u>Name</u>	<u>County/Municipality</u>	<u>Comment Topic</u>
Timothy Sidel	Wellsboro	
Mark Thompson	Wellsboro	
Alex Kozhowski	Wellsboro	DATA Center
Isabella Kozhowski	Wellsboro	DATA center
Augustine Wulery	"	
Scott Wulery	"	
Victor Otruba	Richmond Twp	Data Center
WILLIAM SHAW	WELLSBORO	
Lisa Rice	Delmar Twp	
Alan Harvey	Sullivan Twp	Data Center
Danielle Logue	Covington Twp	Data Centers
Mary Rock	Tioga, Twp.	Data Center
Taylor Meier	Wellsboro.	Terry Kohler
Armand Bourcet	Middlebury Twp.	
Pedro Castro Ventura	Rutland twp.	
Chandra Israel	Rutland twp.	