

TIOGA COUNTY PLANNING COMMISSION
Minutes of
Wednesday, June 10, 2026
6:30 P.M. Tokishi Building

Call to Order: Kevin Connelly (Chair) called the meeting to order at 6:30 p.m.

Roll Call: The roll call found eight (8) members present: Nancy Smith, Karl Kroeck, Roger Bunn, Dawn Avery, Carol Hoke, Bill Roosa, Erick Coolidge and Chair Kevin Connelly. Also, in attendance Kaye Aumick, Administrative Director; Rachel Courtney, Planning Director; Chelsie English, County Intern.

Public in attendance: Cindy Grand, Kristin Hamilton & Natalie Kennedy.

Communications from Local, Regional, State & Federal Agencies/Organizations:

- **Develop Tioga**: Executive Director Kristin Hamilton provided an organizational update.

Approval of Minutes: A copy of the February minutes was available for review. Motion to approve was made by Erick Coolidge, second by Dawn Avery. Motion carried.

Presentations: None.

Old Business: K. Aumick gave the following updates:

- **Mountain Laurel Recovery Center – Westfield Borough** – An email was received from Marvin Turner stating that he has not yet received a response from the County regarding comments that the fire lane does not meet the required standards. He noted that they had previously been informed the existing fire lane was sufficient and that no one has visited the site or contacted anyone there to discuss the matter. It was noted that the Fire Chief will be contacted to obtain additional information.
- **Morris Run Water Treatment – Acid Mine Reduction** – An update was provided on the project status. Payment for the County Engineer is expected to be received soon. It was also reported that the applicant is addressing the County Engineer's review comments and coordinating with the Conservation District on the NPDES permit application and with PennDOT on HOP permit comments.
- **Kecks Food Service – Jackson Township** – Project is completed. Motion to remove the project was made by Carol Hoke, second by Erick Coolidge. Motion carried.
- **Croft Hollow Compressor Station** – Site construction, bulk earthwork, grading, and paving of Spencer Road have been completed, with paving coordinated through the Township. Minor restoration and touch-up work will be completed over the next few weeks, and mechanical work for the station is expected to begin in the fall.
- **Westfield Solar – Westfield Township** – It was reported that the applicant is continuing to work through the conditions of approval. The County Engineer's comments have been addressed, and progress continues on the PennDOT HOP, North Central review, PCSM approval from the Conservation District, and notification of neighboring property owners.
- **DeCristo Compressor – Sullivan Township** – The applicant is continuing to work through the conditions of approval. The County Engineer's review was received and forwarded to Jon on May 29 for response.
- **TSF12 Compressor – Lawrence Township** – The applicant is working toward completion of the conditions of approval. The only outstanding condition is payment of the County Engineer fee. The invoice was sent on May 22, and payment is expected to be received soon.

- **Watterson Poultry Barn – Chatham Township** – All conditions of approval were satisfied as of June 4, and the project has entered the construction phase. A follow-up update is anticipated in approximately six months. It was also noted that the applicant may place the project on hold due to building and material costs and was advised that a written request for an extension could be submitted for approval if needed.
- **Mann Creek – Richmond Township** – To present in July.
- **Pennsylvania Wilds Design Guide** – Planning Department Intern Chelsie English reported her observations on the PA Wilds Design Guide and discussed how the Planning Commission could incorporate its recommendations into the County SALDO. She is reviewing the guide and compiling a list of suggestions for the Planning Commission to consider.

Other Business: None.

New Business: No new business.

Directors Report: R. Courtney gave a verbal report.

- **New Employee** – The county has hired Melissa Underwood as full time Planning Specialist. She starts June 15th.
- **Plan the Land Public Learning Seminar** – The county is hosting a public learning seminar June 23rd at Straughn Auditorium in Mansfield to give information about municipal safeguards and explain the land development process. Speakers are to include John Trant from Strategic Solutions LLC; county solicitor, Gabriel Fera PC; Susquehanna River Basin Commission Executive Director, Andrw Dehoff; and others. There will be time for public comment and an opportunity for the public to submit panel questions ahead of time.

Public Comment: No public comment was given.

Next meeting: July 8, 2026 at 6:30 PM.

No further business – Meeting adjourned at 7:25 PM

Respectfully Submitted by Rachel Courtney, Tioga County Planning Director.