

TIOGA COUNTY PLANNING COMMISSION
Minutes of
Wednesday June 11, 2025
6:30 P.M. Tokishi Building

Call to Order: Roger Bunn called the meeting to order at 6:30 p.m.

Roll Call: The roll call found six (6) members present: Roger Bunn, Nancy Smith, Kevin Connelly, Carol Hoke, Bill Roosa, and Dawn Avery. Also, in attendance Kaye Aumick; Planning Director. Public in attendance: Carrie English; Develop Tioga, Todd Seely and April Seely.

Approval of Minutes: A copy of the May minutes was available for review. Motion to approve was made by Kevin Connelly, second by Nancy Smith. Motion carried.

Public Comment: Todd Seely spoke of his and others concerns against the Wanamaker subdivision.

Presentations: None

Old Business: Kaye gave the following updates:

- **Mountain Laurel Recovery Center – Westfield Borough** – Spoke with Doug Gamber again and he stated that the final plans are being circulated for signatures and should be received at the Planning Office soon.
- **Morris Run Water Treatment – Acid Mine Reduction** – Nothing new to report. They want to get to 100% document completion before submission and presentation.
- **Kecks Food Service – Jackson Township** – Final plans are complete and we should be receiving them soon. We will also be receiving the survey for the lot consolidation for processing and recording. This will put the five lots owned by Kecks Food Service into one lot. Construction is moving along.
- **Croft Hollow Compressor Station** – All conditions of the preliminary approval have been met as of June 6, 2025. Letter was sent and construction may begin.

New Business: Kevin Connelly stated that the new trail is beautiful. He also suggested that we cancel the July and August meetings to give everyone a chance to enjoy their summer and make vacation plans if they choose. Motion was made by Kevin Connelly and 2nd by Roger Bunn. Motion carried.

Other Business:

- **Wanamaker subdivision** – Farmington Township – There was much discussion on this subdivision. We have received approval from DEP for the sewage component that was submitted to them. Concerns were heard from Mr. Seely. There was discussion on the concerns and approval of this subdivision. Motion was made by Kevin Connelly and 2nd by Carol to accept the subdivision with the recommendation

- that verbiage be added to the deeds for all lots that manufactured homes not be permitted. Motion carried by roll call vote, with 5 yes votes and 1 abstain.
- **Ratify the May electronic votes** – Motion was made by Bill Roosa to ratify the 4 electronic votes and 2nd by Keving Connelly. Motion carried by roll call vote, with 6 yes votes.
 - **SALDO** – Articles 6 & 7 have been received back from the solicitor with just a couple updates. The solicitor had a question on why the commission wanted to change the 45-day period to complete a subdivision/land development once a complete application is received to 30 days. We never take that long on any project to complete once all materials are received, so 30 days is enough time. A motion was made by Bill Roosa and 2nd by Kevin Connelly to change to 30 days. Motion carried. Articles 8 & 9 have been sent to the solicitor for review.

Directors Report: Kaye gave her verbal report.

Next meeting: September 10, 2025 at 6:30pm.

No further business – Meeting adjourned at 7:25p.m.

Respectfully Submitted by Kaye Aumick.