

**Greene County Planning Commission  
Meeting Minutes  
October 5, 2020**

**CALL TO ORDER**

Mr. Goroncy called the meeting to order at 7:00 PM.

**ROLL CALL**

The following were in attendance: Jim Goroncy, Matt Cumberledge, Jonna Knapik and Julie Gatrell

The following were not in attendance: Alfred Burns, Dave Severini, Jim Smith, Craig Pellegrini, Larry Stratton, and John Bokar

Staff Present: Rich Cleveland, via phone, Jeremy L. Kelly and Austin F. McDaniel, GCPC

Guests Present: N/A

**APPROVAL OF THE MINUTES – September 14, 2020**

Mr. Cumberledge made a motion to approve the September 14, 2020 meeting minutes and it was seconded by Mrs. Gatrell. All were in favor and the meeting minutes were approved.

**PUBLIC DISCLOSURE:**

**This is a standard disclaimer. If you have a conflict of interest on any particular item, you are duty bound to disclose it.**

**EXECUTIVE SESSION**

N/A

**PUBLIC COMMENT**

N/A

**LAND DEVELOPMENT**

Mr. McDaniel read the following from the agenda:

<b>A.</b>	<b>Howard to Yeager Lot Split</b>
<b>Township</b>	Greene Township
<b>Zoning</b>	N/A
<b>Site Control</b>	John and Shirley Howard 11-01-128
<b>Driveway Permit, parking and utilities</b>	Bobtown Road, S.R Road 2011 Utilities: Existing <ul style="list-style-type: none"><li>• Water: Existing</li><li>• Electric: Existing</li><li>• Sewerage: Existing</li></ul>
<b>Stormwater</b>	N/A

<b>Conservation District/PADEP</b>	Component I Under Review From DEP, Terry Mattis. PNDI Complete
<b>Total Area of Disturbance</b>	N/A
<b>Narrative</b>	It is the intent of this proposed subdivision to create a new parcel from the original parent tract of 11-01-128. Lot 1, 10.024 acres, will be separated between Bobtown Road, State Route 2011.
<b>Approval Requested</b>	Lot Split or Minor Subdivision

Mr. McDaniel explained that the property will be used for a new home. The Planning Commission received all of the information it needed from the landowners and approval from DEP was the last step in the process. Mr. McDaniel brought to the attention of the Planning Commission Board that while waiting for approvals, the homebuilder has seen an increase in his homes purchase price since materials and building supply costs are rising. Mr. McDaniel explained that the Planning Department's goal is to get this done as quickly as possible so the home buyer does not face a financial burden. Mr. McDaniel asked the board for a motion to approve the project as a lot split or minor subdivision.

Mr. Kelley explained that the parcel has been divided before multiple times which is why it was brought before the Planning Commission Board. Although the property has been divided off numerous times, this is officially the Howard's second split on the property which triggers a review by the board. Mr. Kelly explained that while home building prices are rising so are the waiting times, which can be delayed for nine months or more. Mr. Kelley informed the board that the gentleman who owns the property included more acreage for the purchaser of the property to offset the cost of the increasing home price. The property hit on a PNDI review which delayed the process three months.

Mr. Goroncy asked if that was what the Component 1 was.

Mr. Kelley explained that the Component 1 was the sewage module and inside the Component 1 is the PNDI. The PNDI review revealed that there was a potential endangered species in the area which delayed the approval process.

Mr. Goroncy asked if they had to do any mitigation to the endangered species.

Mr. Kelley responded that they did not do any mitigation as the PA Game Commission went out to do a survey and no further action was needed.

Mr. Goroncy asked if the Lot No. 1 on the survey was a part of the 7 parcels split off.

Mr. Kelly explained that Lot No. 1 on the survey was a part of the 69.290 acres shown on the survey.

Mr. Kelley explained that it was a good situation for both parties to increase the acreage as the homeowner got a little more land while the Howard's are still able to be a part of the Clean and Green program to reduce their taxes.

Mr. Goroncy asked if access will be impeded from the addition of the land on the survey.

Mr. Kelly explained there are still various access points to the property therefore it will not be affected.



Mr. Cumberledge made motion to approve the project as a lot split oppose to a minor subdivision and it was seconded by Ms. Knapik. All were in favor and the projected was approved as a lot split.

<b>B.</b>	<b>CNX to CNX Lot Split</b>
<b>Township</b>	Richhill Township
<b>Zoning</b>	N/A
<b>Site Control</b>	CONSOL PA Coal 22-07-113
<b>Driveway Permit, parking and utilities</b>	West Roy Furman Highway Road and Bristoria Road Utilities: N/A <ul style="list-style-type: none"><li>• Water: N/A</li><li>• Electric: N/A</li><li>• Sewerage: N/A</li></ul>
<b>Stormwater</b>	N/A
<b>Conservation District/PADEP</b>	N/A
<b>Total Area of Disturbance</b>	N/A
<b>Narrative</b>	It is the intent of this proposed subdivision to correct a previous parcel. Parcel 22-07-113 will no longer have two separate parcels with the same tax ID number that do not touch.
<b>Approval Requested</b>	Lot Split or Minor Subdivision

Mr. McDaniel stated that a lot split had already been completed on the property previously therefore the board will have to decide whether to do the project as a lot split or minor subdivision. Mr. McDaniel explained that the purpose of the split was to correct a previous Tax ID parcel issue. As shown on the handout provided, there are two parcels that do not touch and both parcels had the same Tax ID number. Mr. McDaniel reiterated that the split will be done as a corrective action.

Mr. Kelly mentioned that the Component I was sent to PA DEP in order to move the process along faster for the family.

Mr. Goroncy asked where the properties were joined initially.

Mr. Kelly mentioned that the parcels were joined near the church in the area. Richhill Township received land for a lay down yard and the church obtained property from CNX as well. The church than split the parcel twice after it was granted land which created two separated parcels with the same Tax ID. Mr. Kelly explained that with the new technology, the Planning Department is identifying properties that have been split in the same fashion and are correcting those.

Mrs. Gatrell made a motion to approve the project as a lot split and it was seconded by Mr. Cumberledge. All were in favor and the motion was made to approve the project as a lot split.

## **I. OLD BUSINESS**

- a. SALDO Update
- b. Schedule

Mr. Kelly informed the board that the County is in the process of conducting a Strategic Management Program over the next five years. The STMP will look at where the County is now, where it will be moving in the upcoming years, where the County is financially, and what we can do to enhance the County. A portion of the STMP was to review the SALDO. A meeting took place with the company awarded the contract however the SALDO will need to be updated before the timeframe of the STMP completion. Mr. Kelley explained that the Planning Department will review the SALDO month by month and bring the revisions before the board for their comments. Mr. Kelly explained that lot split vs subdivision will be a debated topic and the debate will be whether to move away from lot splits towards minor subdivisions or keep the lot split procedures.

Mr. Goroncy acknowledged that everything up to this point has been treated on a case by case basis. Mr. Goroncy recalled times when projects had come through the Planning Department which needed to be treated as a minor subdivision.

Mrs. Gatrell mentioned that if we start to see properties being broken apart or without road frontage than those will need to be treated as a minor subdivision. Mrs. Gatrell also mentioned that the procedure will need cleaned up so individuals do not abuse the lot split process.

Mr. Kelley mentioned that community outreach and public input will be an important aspect of the SALDO re-write. Mr. Kelly mentioned that reaching out to other counties and attorneys familiar with our process will be beneficial to the revision.

Mr. Goroncy mentioned trying to find what other issues other counties are having within their respective SALDOS.

Mr. Kelley mentioned only one other county does lot splits. Mr. Kelly felt as if it would be a good idea to ask previous Greene County Planning employees what their opinions were on the SALDO as well.

## **II. NEW BUSINESS**

- a. Reports/ Plans
  - Solid Waste
  - 504 Plan
  - Schedule
- b. RFP for Services (Action)
  - Solicitor
  - Engineers
- c. 2021 GCPC Schedule
- d. Housing Summit
- e. Tax Abatement Report



Mr. McDaniel explained that the County will need to update their Solid Waste Plan. Mr. McDaniel reiterated that the Commissioners wanted the department to reach out to Nester, who previously did the plan, for a cost estimate or issue an RFP for the plan. The plan was last updated in 2010 and needs updated this year.

Mr. McDaniel also explained that the County is working on updating a 504 Plan for DCED. The plan was last submitted in 2017 and it needs updated to continue to receiving funding. The plan is to review the County buildings for ADA compliance. A meeting took place on Wednesday September 30, 2020 with outside groups which included TRIPL, Voices for Independence and Greene Arc. to seek advice and guidance on the plan, as well as to walk around our facilities. Mr. McDaniel explained that the past plan came with corrective actions that needed addressed and submittal was scheduled for October 23, 2020.

Mr. Kelly mentioned that if there is a situation where a building is out of compliance, as long as we have a plan that addresses the issues found, we will be able to update those issues in the future.

Mr. Kelly mentioned that reports will be drafted up for the Commissioners. Mr. Kelly explained that a situation occurred previously where a company wanted to build a facility and went through all the hoops only to find out they couldn't get enough water to the project. Mr. Kelly acknowledged we need to be better prepared to develop the area and have updated information for developers which includes utilities.

Mrs. Gatrell brought up an issue where she was attempting to find a gas line however that information was not available. Mrs. Gatrell noted that if a Township comes to the County, we should have that information available.

Mr. Goroncy noted that we had these discussions before and thought there would be a road map to address the issues. Mr. Goroncy wanted to know if this was a situation where we needed to outsource the reports or do them in house or if funding was the issue.

Mr. Kelly mentioned that there was a major difference in funding sources however he had a plan to address what needed done first. Mr. Kelly provided a timetable of the reports that need done in order.

Mr. Cleveland mentioned that the County received a grant that paid 90% of the STMP. A consulting team will be meeting with every department head and making recommendations to the County to be more cost effective and efficient. The suggestions can be followed, but County is not bound to the recommendations. Mr. Cleveland mentioned that the County is applying for more grants than previously before.

Mr. Kelly informed the board that the Commissioners have asked the department to create an RFP for services. A reevaluation of services will be conducted in regards to the budget. Mr. Kelly asked for a

motion to submit an RFP for professional services. Ms. Knapik made a motion to approve the draft of an RFP and Mrs. Gatrell seconded. All were in favor and the motion to draft an RFP was approved.

Mr. Kelly handed out the 2021 GCPC schedule and will verify the dates once he clarifies a few Holidays that land on the weekend.

Mr. Kelly mentioned that a housing summit scheduled for November 10<sup>th</sup> was pushed back to the Spring of 2021. Mr. Kelly asked the board to potentially think of any developers or properties they may be aware of for the Summit.

Mr. Kelly informed the board that he is working on a Tax Abatement report and asked the board if they wanted to see any specific information within the report.

### III. CONSERVATION DISTRICT REPORT

The Greene County Planning Department was asked to make a recommendation for the Greene County Conservation District Board.

Mr. Cumberledge made a motion to nominate Mr. Shipman to the Conservation District Board and it was seconded by Ms. Knapik. All were in favor and the motion was passed to nominate Mr. Shipman.

### IV. PLANNING DEPARTMENT REPORT

- a. Lot Splits – Appendix A
- b. Tax Abatements – Appendix B

Mr. McDaniel informed the board that three new lot splits were approved while receiving two new lot split applications.

Mr. McDaniel explained to the board that the next Tax Abatement Review Board is scheduled for October 9, 2020 with 15+ new applicants.

### V. MEETINGS

### VI. ADJOURNMENT – NEXT MEETING IS SCHEDULED FOR November 2, 2020

Mr. Cumberledge made a motion to adjourn and it was seconded by Mr. Pellegrini. All were in favor and the meeting was concluded.

#### MEETING MINUTES CERTIFICATION

We, the undersigned, agree that the minutes taken above were approved in their entirety by the Greene County Planning Commission on \_\_\_\_\_, 2020.

\_\_\_\_\_  
Chairman, Greene County Planning Commission

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Secretary, Greene County Planning Commission