

**Greene County Planning Commission
Meeting Minutes
May 06, 2019**

CALL TO ORDER

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

ROLL CALL

The following were in attendance: Jim Goroncy, Alfred Burns, Jim Smith, Larry Stratton

The following were not in attendance: Brent Burnett, Jonna Knapik, Craig Pelligrini, John Bokar, Dave Severini, Sam Steinmiller

Attended

Staff Present: Jeremy L. Kelly

Guests:

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.

APPROVAL OF THE MINUTES

Mr. Smith made a motion to approve the ~~May 06, 2019~~ ^{Jan 7, 2019} meeting minutes and it was seconded by Mr. Stratton. All were in favor and the meeting minutes were approved.

EXECUTIVE SESSION

None

PUBLIC COMMENT

None

LAND DEVELOPMENTS

Mr. Kelly read the following from the agenda:

A.	Rogersville Subdivision
Township	Center Township
Zoning	N/A
Site Control	03-11-0182: Redevelopment Authority of the County of Greene
Sewage	Rogersville sewer authority
Driveway Permit, parking and utilities	Access onto Third Street Parking- Driveway single family unit Utilities- existing
Stormwater	Pending

Conservation District/PADEP	Less than 1 acre of disturbance
Total Area of Disturbance	Existing homes
Narrative	The Redevelopment Authority of the County of Greene is looking to create five lots from a parcel of land situated in Rogersville.
Request for Modification	None at this time.
Approval Requested	Preliminary Approval
Representative	

Mr. Kelly explained that the Greene County Redevelopment Authority is looking to split a single parcel of land that they purchased in Rogersville.

Mr. Kelly noted that there is one duplex located on the property and they are trying to split the property into 6 parcels. He explained that currently a duplex does not fall under the jurisdiction of a land development in the SALDO.

Mr. Goroncy asked where the duplexes were.

The location of the development is where the old school had been torn down.

Mr. Stratton made a motion for Preliminary Approval, seconded by Mr. Burns. All were in favor and the Preliminary Approval was granted.

Mr. Kelly read the following from the agenda:

B.	Hilverding to Hilverding
Township	Wayne Township
Zoning	N/A
Site Control	William G. Hilverding: 25-01-0136B
Driveway Permit, parking and utilities	Bell Run Road – TR-472 Utilites: (Existing) <ul style="list-style-type: none"> • Water: n/a • Electric: n/a • Sewerage: n/a
Stormwater	N/A
Conservation District/PADEP	Non-Building Waiver: Agricultural Use
Total Area of Disturbance	8.639 acres 0.5179 acres (Tract one) 1.1853 acres (Tract two) 6.9807 acres for the lot split
Narrative	Bill G. is splitting off 6.9807 acres to Bill J. to be utilized for agricultural

	purposes.
Approval Requested	Approval to process as a lot split.

Mr. Kelly explained that Mr. Hilverding the father gave up primary ownership of his property to his son. He now wants the property back to expand his feeding area/fields for his cattle. Mr. Kelly explained the transaction and ownership of the property was agreed upon through litigation and they have come the agreement before the planning commission.

Mr. Kelly explained that all of the property had road frontage on to a public road. He also noted that the one home was given a right of way for the purpose of septic system repairs.

Mr. Stratton made a motion to administer this subdivision as a lot split, seconded by Mr. Burns. All were in favor and the subdivision will be administered as a lot split.

I. OLD BUSINESS

a. Land development projects that are pending resolution:

- i. IKE Storage – Stormwater and Public Sewage (No Update)
- ii. Brodak Plaza Stormwater Run-off (No Update)
 1. Brodak Airport Museum
- iii. ECA – Vecchio, Greene Township (No Update)
- iv. Sheetz – Cumberland Township (No Update)
- v. Greene County South Compressor Station, Gilmore Township (No Update)
- vi. Vantage Energy, Gilmore Township (No Update)
- vii. Storage units, Dunkard Township (No Update)
- viii. Medical Center, Perry Township (No Update)
- ix. Greene Team Pellet, Greene Township (No Update)
- x. Free Flow Power, Proposed hydro-electric facilities on the Mon River, FERC (No Update)
- xi. Dunkard Township, Trailer Park (No Update)
- xii. Ice Plant, Monongahela Township (No Update)
- xiii. Greensboro-Monon Center Lot Split (No Update)
- xiv. Revision Ryerson (No Update)
- xv. Mining Portal - Land Development, Center Township (No Update)
- xvi. Office Building - Land Development, Perry Township (No Update)
- xvii. Perry Township
 1. Pennsylvania Avenue (No Update)
 2. Apartment Buildings (No Update)
 3. Waste Transfer Station (No Update)
- xviii. Rhodes Cemetery, Franklin Township (**See Below**)
- xix. G.J.K. & Sons – Franklin Township (No Update)
- xx. WVU Medical Center (No Update)

xxi. Landmark Baptist Church (Update)

Mr. Kelly explained that the Landmark Baptist Church will likely come in for the June meeting. They did get a review by the township regarding the stormwater facility.

xxii. Greene County Comprehensive Plan (Update)

Mr. Kelly noted that comprehensive plan is moving along and we should see something soon.

b. Other

- i. SALDO, Revisions (No Update)
- ii. Cumberland Township Zoning (No Update)

II. NEW BUSINESS

a. Perry Township: Old Palace limited

Mr. Kelly noted that there has been an agreement made between old palace limited and the smiths in regards to location of the parcels and access points to them. A meeting has been scheduled to discuss the process moving forward.

b. Franklin Township: NexGen

Mr. Kelly noted that Franklin township dropped off plans and they are available for review and comment.

c. Franklin Township: Nikita Lodging: Rhodes Family Cemetery (action)

Mr. Kelly passed out the latest Rhodes Cemetery plans. He noted the concern of no access to the site.

Mr. Goroncy asked about the availability of a handicapped access ramp that circles the structure and can be bolted into the proposed structure.

It was also noted that immediate stabilization is key to the integrity of the structure.

Mr. Burns made a motion to include in a letter to the township explaining their concerns regarding access and immediate stabilization, seconded by Mr. Smith. All were in favor.

d. HB 103: Amending PA MPC

Mr. Kelly noted that HB 103 has been making its way through the house and is gaining considerable attention. The Bill makes it so that if you want to separate your property through a Non-Building waiver you can do so without the consideration of planning review.

e. HB 506: Third Party Permit Reviews (PADEP)

Mr. Kelly noted that HB 506 is making its way through the house as well, its primary function is to give a developer the right to pay for a third party review on their plans that skips the review of the conservation district and PA DEP.

f. Franklin Township: Wilson to Wilson Lot Split

Mr. Kelly explained that Franklin township dropped off a lot split for review and consideration of comment.

g. Richhill Twp: McNay Ridge Road truck traffic

Mr. Kelly explained that a project was completed on McNay Ridge Road. The road was bonded and it was repaved by the company. However, in doing so it now is being used by large truck traffic as a shortcut onto Bristoria Road.

III. CONSERVATION DISTRICT REPORT

IV. PLANNING DEPARTMENT REPORT

- a) Lot Splits
- b) Public Notice (Nexus Greene)
- c) SPC

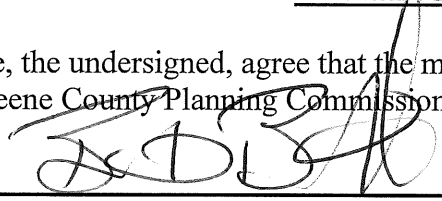
V. MEETINGS

- a. SPC/TTC – May 16, 2019
- b. Public Participation Panel – June 05, 2019

VI. Adjournment – Mr. Burns made a motion to adjourn the meeting at 8pm, seconded by Mr. Pellegrini, all were in favor.

MEETING MINUTES CERTIFICATION

We, the undersigned, agree that the minutes taken above were approved in their entirety by the
Greene County Planning Commission on June 3, 2019.



Chairman, Greene County Planning Commission



Secretary, Greene County Planning Commission