

**Greene County Planning Commission  
Meeting Minutes  
February 5, 2018**

**CALL TO ORDER**

Jeremy Kelly called the meeting to order at 7:05 PM.

**ROLL CALL**

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

The following were not in attendance: Brent Burnett, Jim Smith, Jonna Knapik, Alfred Burns, Charlie Riggs

Staff Present: Jeremy L. Kelly, Robbie Matesic, Director Economic Development

Guests:

**REORGANIZATION**

Mr. Kelly asked for nominations for the 2018 year. Mr. Stratton made a motion to retain the same officers as last year: Mr. Burnett- Chairman, Mr. Steinmiller, Vice-Chairman, Mr. Goroncy, Secretary. All accepted the nominations. Mr. Kelly asked for any other nominations, there were none. All were in favor.

Mr. Steinmiller read the following:

**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. Stratton made a motion to approve the December 4, 2017 meeting minutes and it was seconded by Mr. Goroncy. 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:

<b>A.</b>	<b>Burns Storage Facility</b>
<b>Township</b>	Gray Township –
<b>Zoning</b>	N/A
<b>Site Control</b>	10-01-0106-A: West Greene School District 18.3 acres (Under Buyers Agreement)
<b>Sewage</b>	Waste Water Treatment Plant, on-site
<b>Driveway Permit, parking and utilities</b>	Existing – Access onto SR 21 through existing access point Utilities- Water: SWPA Electric: West Penn Power
<b>Stormwater</b>	Email from Wind Ridge dated 11/17
<b>Conservation District/PADEP</b>	Less than 1 acre of disturbance
<b>Total Area of Disturbance</b>	Minimal
<b>Narrative</b>	Burns Drilling & Excavating is proposing a 100’ by 130’ Storage Building to be placed on an existing concrete pad. Internal driveway and pavement for parking is existing.
<b>Request for Modification</b>	814.N- Parking Requirements- APPROVED 12/4/17 604.C.22 E and S plan approval
<b>Approval Requested</b>	Final Approval
<b>Representative</b>	Rich Rush, Widmer Engineering Belinda Burns, Burns Drilling and Excavating

Mr. Kelly introduced Ms. Burns, representing the project.

Mr. Goroncy asked if the downspouts were going to an existing inlet.

Mr. Burns explained that they would be adding a trench and putting the water through a pipe to an existing inlet.

Mr. Steinmiller asked if there were any outstanding issues, Mr. Kelly confirmed that there weren’t.

Mr. Stratton made a motion for approval of the RFM 604.C.22 and was seconded by Mr. Stratton. All were in favor and the RFM was granted.

Mr. Stratton made a motion for Final Approval, seconded by Mr. Goroncy. All were in favor and Final Approval was granted.

<b>B.</b>	<b>Dollar General – Waynesburg DPP, LLC</b>
<b>Township</b>	Center Township: Meeting January 17, 2017
<b>Zoning</b>	N/A
<b>Site Control</b>	03-09-0117: Rosemont Cemetery, lot split submitted/approved
<b>Driveway Permit, parking and utilities</b>	Driveway access from SR. 21: PennDOT HOP  Utilites: (Existing) <ul style="list-style-type: none"> <li>• Water: SPWA</li> <li>• Electric: West Penn Power</li> <li>• Sewerage: On-lot system</li> </ul>
<b>Stormwater</b>	Mackin Engineering approved
<b>Conservation District/PADEP</b>	Individual NPDES Permit: HQ watershed Approved 09/26/2017
<b>Total Area of Disturbance</b>	3.43 acres of disturbance 9,100 ft2 building
<b>Narrative</b>	GBT Realty proposes improvements to the aforementioned property that includes the construction of 9,100 ft2 retail store, access drive, parking lot, utilities, and associated stormwater management facilities.
<b>Request for Modification</b>	None at this time
<b>Approval Requested</b>	Final Approval
<b>Representative</b>	Mike Swank, P.E. Steckbeck Engineering Bob Gage, Project Manager: GBT Realty

Mr. Kelly introduced Mr. Swank from Steckbeck Engineering representing the project.

Mr. Goroncy asked if there were any changes from the Preliminary submittal. Mr. Swank explained that there were very minimal changes if any. The last outside agency permit was the PADEP sewage discharge permit. It was held up due to the previously leased property.

Mr. Steinmiller asked if there were any outstanding issues, Mr. Kelly confirmed that there weren't.

Mr. Burns made the motion for Final Approval, Mr. Goroncy seconded the motion. All were in favor and Final Approval was granted.

Mr. Kelly read from the following:

<b>C.</b>	<b>Morris Township Voluntary Fire Department</b>
<b>Township</b>	Morris Township
<b>Zoning</b>	R-1
<b>Site Control</b>	18-05-0119: "The Morris Township Volunteer Fire Company and Relief Association of Ninevah" .69 acres

<b>Sewage</b>	Morris Township
<b>Driveway Permit, parking and utilities</b>	Driveway access from SR. 18, Browns Creek Road: PennDOT HOP Submitted  Utilites: <ul style="list-style-type: none"> <li>• Water: SPWA</li> <li>• Electric: West Penn Power</li> </ul>
<b>Stormwater</b>	Submitted: under review
<b>Conservation District/PADEP</b>	Under the 1 acre of disturbance
<b>Total Area of Disturbance</b>	.69 acre
<b>Narrative</b>	This purpose of this project is to develop a tract of land currently being used as a single-family dwelling. The intent is to construct a 4800 ft2 building to be used as a volunteer fire station, along with necessary parking area and stormwater management facilities.
<b>Request for Modification</b>	None at this time
<b>Approval Requested</b>	Plan Approval Preliminary Approval
<b>Representative</b>	Karen Gleason, Environmental- Stahl Shaeffer

Mr. Kelly introduced Ms. Gleason, representing the project.

Mr. Goroncy asked for clarification on the location.

Ms. Gleason explained that the HOP has been through several review processes so far with PennDOT.

Mr. Goroncy asked what the lighting plan was for the site. Ms. Gleason was not sure what the lighting plan was yet, but they will certainly know more about it during the final approval of the project.

Mr. Steinmiller asked if there were any outstanding issues, Mr. Kelly confirmed that there weren't. Mr. Goroncy made the motion for plan acceptance, Mr. Burns seconded the motion. All were in favor and plan acceptance were granted.

Mr. Goroncy made a motion for Final Approval and was seconded by Mr. Stratton. All were in favor and Preliminary Approval was granted.

Mr. Kelly read from the following:

<b>D.</b>	<b>American Land Holdings, LLC Building</b>
<b>Township</b>	Greene Township; Meeting- January 24, 2018
<b>Zoning</b>	N/A
<b>Site Control</b>	American Land Holdings, LLC; 11-03-0108-B
<b>Sewage</b>	On lot holding tank
<b>Driveway Permit, parking and utilities</b>	Driveway access from SR. 2011, Garards Fort Road : existing  Utilites: <ul style="list-style-type: none"> <li>• Water: East Dunkard</li> <li>• Electric: West Penn Power</li> </ul>
<b>Stormwater</b>	Submitted: Under review
<b>Conservation District/PADEP</b>	Under 1 acre of disturbance
<b>Total Area of Disturbance</b>	5000 ft2
<b>Narrative</b>	American Land Holdings, LLC. proposes the construction of a 50 foot by 80 foot shop on Garards Fort road in Waynesburg. The purpose of this facility is to support and expand their operations of their construction and environmental services arm; American Exploration, in Greene County. The proposed shop would be used primarily to house a mechanic and will have a handicap assessable restroom. At a future date in time they may also use a small section of the shop building for an office.
<b>Request for Modification</b>	None at this time
<b>Approval Requested</b>	Plan Acceptance Preliminary Approval
<b>Representative</b>	Jeremy Howard, American Exploration

Mr. Kelly noted that Mr. Howard was representing the project.

Mr. Kelly noted the location of the project in relation to other homes and structures.

Mr. Goroncy asked about the adjacent property with an HOP.

Mr. Stratton made the motion for plan acceptance, Mr. Goroncy seconded the motion. All were in favor and Plan Acceptance were granted.

Mr. Burns made a motion for Final Approval and was seconded by Mr. Goroncy. All were in favor and Preliminary Approval was granted.

Mr. Kelly read the following from the agenda:

<b>E.</b>	<b>29-06-0108 – Shriver</b>
<b>Township</b>	Whitely Township
<b>Zoning</b>	Agriculture
<b>Site Control</b>	Donald Shriver
<b>Driveway Permit, parking and utilities</b>	SR 19 existing entrance,  Utilites: (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>	PADEP- Component 1 APPROVED May 16, 2017
<b>Total Area of Disturbance</b>	No development planned at this time
<b>Narrative</b>	Original: 53.787 acres 108-D Remain: 28.925 acres of 0108
<b>Approval Requested</b>	Approval to process as a lot split

Mr. Kelly noted that no one was here to represent the proposed project.

Mr. Kelly noted that this lot split would correct an issue that created a parcel that was not contiguous.

Mr. Goroncy 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.

Mr. Kelly read the following from the agenda:

<b>C.</b>	<b>03-05-0119 - Crouse to Crouse</b>
<b>Township</b>	Center Township
<b>Zoning</b>	Agriculture
<b>Site Control</b>	J. Douglas Crouse: 03-05-0119
<b>Driveway Permit, parking and utilities</b>	Norman Hollow Road,  Utilites: (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>	N/A Tim Neil has provided necessary information
<b>Total Area of Disturbance</b>	No development planned at this time
<b>Narrative</b>	Original: 154.894 acres Remain: 116.683 acres
<b>Request for Modification</b>	305.A- 50' right of way access
<b>Approval Requested</b>	Approval to process as a lot split

Mr. Kelly noted that no one was here to represent the proposed project.

Mr. Kelly noted that Mr. Crouse did not indicate either way his plans to build or not to build on site.

It was determined after much discussion that a 30' Right of Way would be sufficient for the present use of the property, but it would need to be revisited if plans to build on site were presented.

Mr. Goroncy made a motion to approve the RFM: allowing for a 30' right of way for present use, seconded by Mr. Burns. All were in favor and RFM was granted.

Mr. Burns made a motion to administer this subdivision as a lot split, seconded by Mr. Goroncy. 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 (Update)**

Mr. Kelly noted that a meeting was conducted in Mt. Morris but was not able to attend.

- 4. Ken Stoneking, Perry Township (Update)
- xviii. Rhodes Cemetery, Franklin Township (No Update)
- xix. Dollar General, Monongahela Township (No Update)
- xx. G.J.K. & Sons – Franklin Township (No Update)

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

## II. NEW BUSINESS

- a. Bryan Cole- Resignation

Mr. Kelly noted that Mr. Cole resigned due to scheduling conflicts

- b. 2018 Consistency Letters

Mr. Kelly explained that the GCPC has had 4 requests for consistency letters

Ms. Matesic explained that not only APV, but another large power plant is moving forward for natural power generation and agrimed is moving forward with their growing operations.

## III. CONSERVATION DISTRICT REPORT

## IV. PLANNING DEPARTMENT REPORT

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

## V. MEETINGS

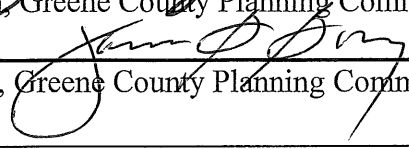


a. SPC / TTC – January 15, 2018 @ 10 am: Pittsburgh

**MEETING MINUTES CERTIFICATION**

We, the undersigned, agree that the minutes taken above were approved in their entirety by the Greene County Planning Commission on \_\_\_\_\_, 2016.

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

  
\_\_\_\_\_  
Secretary, Greene County Planning Commission

