

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

CALL TO ORDER

Mr. Steinmiller called the meeting to order at 7:05 PM.

ROLL CALL

The following were in attendance: Jim Goroncy, Sam Steinmiller, Jim Smith

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

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. Goroncy made a motion to approve the February 5, 2018 meeting minutes and it was seconded by Mr. Smith. 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.	American Land Holdings, LLC Building
Township	Greene Township; Meeting- January 24, 2018
Zoning	N/A
Site Control	American Land Holdings, LLC; 11-03-0108-B
Sewage	On lot holding tank
Driveway Permit,	Driveway access from SR. 2011, Garards Fort Road : existing

parking and utilities	Utilites: <ul style="list-style-type: none"> • Water: East Dunkard • Electric: West Penn Power
Stormwater	Submitted
Conservation District/PADEP	Under 1 acre of disturbance
Total Area of Disturbance	5000 ft2
Narrative	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.
Request for Modification	604.C.22 E and S plan approval
Approval Requested	Final Approval
Representative	Jeremy Howard, American Exploration

Mr. Kelly introduced Mr. Howard, representing the American Exploration.

Mr. Kelly explained that the project coincides with a larger project. The lot split was completed but the area of disturbance remains below the 7,500 square foot requirement for calculation as laid out by Section 810 of the SALDO. However, Wind Ridge Engineering is comfortable enough to say that if there are any problems that arise the layout of the plan is conducive to mediate a solution.

Mr. Kelly noted that due to the size requirements of PA DEP permitting this project falls below a level of permitting. However, due to the location of this project, upstream from a farm that uses the stream for watering the GCPC would like to express caution on safe handling of discharges associated with this site.

Mr. Howard explained that all oil barrels and discharges will be handled in a safe and contained way. The shop will have to run by safety checks.

Mr. Goroncy noted that there was a case recently that the GCPC was involved with in that if the proper measures were taken action would not have been taken. By doing what is right all the issues could have been avoided.

Mr. Kelly noted that the Greene County Conservation District is aware of the project and was at the township meeting, but due to the size of the disturbance a plan is not required for review.

Mr. Kelly explained that one neighbor did call in but was only curious to the location, she was ok with the location.

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

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

Mr. Kelly read the following from the agenda:

B.	03-05-0119 - Crouse to Crouse
Township	Center Township
Zoning	N/A
Site Control	J. Douglas Crouse: 03-05-0119
Driveway Permit, parking and utilities	Norman Hollow Road, Utilites: (Existing) <ul style="list-style-type: none">• Water: Existing• Electric: Existing• Sewerage: Existing
Stormwater	N/A
Conservation District/PADEP	N/A Tim Neil has provided necessary information
Total Area of Disturbance	Home Site plans
Narrative	Original: 154.894 acres Remain: 116.683 acres
Request for Modification	305.A- 50' right of way access
Approval Requested	Approval to process as a lot split- Granted February 5, 2018

Mr. Kelly introduced Mr. Pollock from Pollock Morris representing the project.

Mr. Kelly noted that there were a few things that the Planning office staff looked at prior to entertaining the request for modification. The first thing that was reviewed would be public utilities that may be serviced by the home, water/ sewage. There were none that could be noted. The second item that was reviewed would be fire protection and emergency service availability. The Center Township Fire Department provided a letter that emergency services could be provided to the home site if such services were needed and the driveway was maintained. Also, Mr. Kelly

noted that after reviewing the roadway that accessed the driveway off of Norman Hollow Road was very narrow.

Mr. Goroncy asked for clarification on the location of Normal Hollow Road.

Mr. Pollock explained that Mr. Crouse (father to the purchaser) purchased his landlocked 11 acres in 1980. In order to build his home he purchased a 30 foot access easement across the neighboring property to access Normal Hollow Road. He is now wanting to share that easement with his son to allow him access to a buildable site on the neighboring property.

Mr. Kelly noted that due to the SALDO a 50 foot requirement is needed for a buildable lot.

Mr. Smith made a motion to rescind the February 5th GCPC decision for approval of the lot split with language that noted that it was for a non-buildable lot, it was seconded by Mr. Goroncy. All were in favor and the decision was rescinded.

Mr. Goroncy made a motion to approve the RFM 305.A with language that states only one residential use will be approved for the lot and was based on a letter provided by the Center Township Fire department, Mr. Smith seconded. All were in favor and the RFM was approved.

Mr. Kelly read from the following:

C.	13-03-0121-B – Foley to Foley
Township	Jackson Township
Zoning	N/A
Site Control	Patrick D. Foley and Christopher T. Foley: 13-03-0121-B
Driveway Permit, parking and utilities	Milliken Road, T-449 Utilites: (Existing) <ul style="list-style-type: none">• Water: Signed form• Electric: Letter• Sewerage: PA DEP approval
Stormwater	N/A
Conservation District/PADEP	N/A Tim Neil has provided necessary information
Total Area of Disturbance	No development planned at this time
Narrative	Original: 28.342 acres Split: 6.821 acres Remain: 21.521 acres
Request for Modification	None at this time
Approval Requested	Approval to process as a lot split

Mr. Kelly explained that the residual parcel and the lot split both had access to the public access road.

Mr. Goroncy made the motion to process as a lot split, Mr. Smith seconded the motion. All were in favor and it was approved to process 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)
 - 4. **Ken Stoneking, Perry Township (Update)**

Mr. Kelly noted that Mr. Stoneking is still having some drainage issues that are not being handled during large rain events. He will try to go down as often as he can during the rain events to see what is actually going on.

- 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. 2018 Consistency Letters

Mr. Kelly noted that the GCPC received several requests for consistency letters for expansion or corrective actions to the water and sewage lines. If anyone wanted to review them they can do so.

b. Cumberland Township Zoning

Mr. Kelly noted that the GCPC office received the proposed Cumberland Township Zoning documents and were available for review and comment.

c. Greene County Comp Plan Scope

Mr. Kelly handed out the Greene County Comp Plan Scope explained that the first meeting would be on March 15, 2018.

d. Rumble/Rogerson Subdivision

Mr. Kelly noted that the Rumble to Rogerson plans have been submitted for review, but they are not done yet with the deeds. He expects something from them very soon.

e. Sheetz, Inc, Franklin Township

Mr. Kelly noted that the Sheetz in Franklin township has received their HOP and will be moving forward with their project.

III. CONSERVATION DISTRICT REPORT

IV. PLANNING DEPARTMENT REPORT

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

V. MEETINGS

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

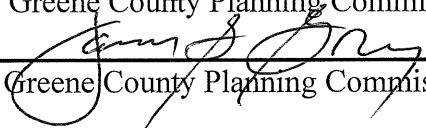
VI. Adjournment – **NEXT MEETING IS SCHEDULED FOR April 9, 2018**

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

