

**Greene County Planning Commission
Meeting Minutes
April 09, 2018**

CALL TO ORDER

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

ROLL CALL

The following were in attendance: Brent Burnett, Jim Goroncy, Larry Stratton and Jonna Knapik

The following were not in attendance: Sam Steinmiller, Jim Smith, Alfred Burns

Staff Present: Jeremy L. Kelly and Robbie Matesic

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

Ms. Knapik made a motion to approve the March 5, 2018 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:

A.	Cole Farm Compressor Station
Township	Wayne Township: June 20, 2017 Letter dated: 04/06/2018
Zoning	N/A
Site Control	25-01-0117; Richard L Trumka, Dan Vidovich and Pete Grimes
Sewage	N/A
Driveway Permit, parking and utilities	Access onto Silo Road (TR 454) Parking- Request for Modification Utilities- N/A
Stormwater	Wind Ridge Engineering
Conservation	ESCGP-2 submitted to DEP on 5/17/17: Approved 01/05/2018

District/PADEP	
Total Area of Disturbance	13.29 acres
Narrative	Rice Poseidon Midstream LLC (Rice) is proposing the Cole Farm Compressor Station project, which consists of a compressor station pad, associated access roads, construction of two approximately 500 linear foot 24-inch steel natural gas lines. Additional features at the site include stockpiles, erosion and sediment controls and post-construction stormwater management facilities. Compressor Station building footprint is approximately 175' x 60'.
Request for Modification	<p>814. G- Commercial and industrial land developments shall provide off-street parking</p> <p>814.N- All parking areas and access drives, in residential and non-residential land developments shall be paved.</p> <p>815.A.1- Any subdivision or land development which proposes a use which requires the receipt or distribution, by vehicle, or material or merchandise, shall provide off-street loading berths.</p>
Approval Requested	Final Approval
Representative	Erin Debias, Lead Land Technician- Permitting EQT Conner Smith, Engineer II: Hull & Associates, Inc.

Mr. Kelly introduced Ms. Erin Debias from EQT and Mr. Conner Smith from Hull & Associates, Inc.

Ms. Debias explained that this project was previously owned and started by Rice Energy but has been carried over by EQT.

She further explained that they have met with Wayne Township on several occasions and Silo Road has been bonded. She explained that they are planning to initiate construction within the next few months. Mr. Kelly explained that there have been several land owners that have come in to review the plans, however they seem to be satisfied with the location of the project.

Mr. Goroncy inquired about the distance to the nearest home.

Mr. Stratton explained that the majority of the complaints regarding the compressor stations seem to center around the issue of noise.

Ms. Debias explained that a base line noise level has been taken and recorded at or near the property line. They will then record and analyze the noise level once the compressor is built. They will compare the data with a noise consultant and they will determine if any further action would be needed to meet the townships ordinance and state standards.

Mr. Kelly noted that the nearest home would be roughly 2,600 feet.

Mr. Goroncy asked if the building will have a roof.

The roof will have a minimum of SP40, there will be a ridge vent and intake silencers on the fans.

Mr. Stratton made a motion to approve the RFM 814.G, RFM 814.N, RFM 815.A.1, Ms. Knapik seconded. All were in favor and the RFMs were approved.

Ms. Knapik asked if there were any other compressor stations in the area?

Ms. Debias explained that there CPD-1, CPD-2 and the Pettit Compressor station.

Ms. Knapik asked if there were any issues with noise regarding the Pettit Compressor. Ms. Debias explained that there hasn't been any complaints filed.

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

Mr. Kelly read the following from the agenda:

B.	Ryerson Station State Park Improvements
Township	Ricchill Township; Multiple Meetings
Zoning	N/A
Site Control	22-07-0167; Commonwealth Land
Sewage	
Driveway Permit, parking and utilities	Access onto an existing drive from Bristoria Road; SR 3022 Parking- provided on site Utilities – Water: Ryerson Station Electric: West Penn Power Gas: Carnegie Natural Gas
Stormwater	Wind Ridge Engineering: Submitted
Conservation District/PADEP	Submitted: NPDES permit
Total Area of Disturbance	5.5 acres
Narrative	The Ryerson Station State Park Swimming Pool Complex project is located long the edge of what was previously Duke Lake. The project will include the construction of a new swimming pool, a new water sprayground, a new bath house, and upgraded parking facilities.
Request for Modification	None at this time
Approval Requested	Plan Acceptance Preliminary Approval
Representative	Patrick Boggs, PE: GHD

Mr. Kelly introduced Mr. Patrick Boggs from GHD representing the project.

Mr. Boggs explained that the old lake is not feasible and the park is looking at revisioning the park so that it might attract more visitors. A new pool is proposed with a splash area. A single stormwater BMP (Basin) is proposed. An existing pumping station will be tapped in for the septic through a Sequence Batch Reactor that is already on the site.

The park is using solar energy to showcase its new design. The parking lot will have covers over the spaces that will have solar panels on them. The limit of disturbance might expand some due to finishing final designs.

Mr. Goroncy asked if they had a public water.

Mr. Boggs explained that they have a private line and water source.

Mr. Goroncy asked if the sewage treatment plant would be upgraded.

Mr. Boggs explained that the DCNR upgraded the system 10 years prior and they have a capacity of 10,000 GPD and they are currently using 3,000 GPD.

Mr. Stratton asked if they were replacing the pool with an equal size pool or bigger

Mr. Boggs explained that with the splash pool it is about the same size.

Mr. Burnett asked if there were any planned food truck areas as outlined in the parking area.

Mr. Boggs explained that they did have an area designed for a food truck outside the area of the pool for a food truck.

Mr. Stratton made a motion for Plan Acceptance, Ms. Knapik seconded. All were in favor and Plan Acceptance was approved.

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

Mr. Kelly read from the following:

C.	20-05-0154 - Sollars to Sollars
Township	Perry Township
Zoning	N/A
Site Control	Estate of Edward H. and Mary Sollars: 20-05-0154 Executor: Thomas Sollars
Driveway	SR 2003 (Buckeye Road)
Permit, parking and utilities	Utilites: (Existing) <ul style="list-style-type: none">• Water: Existing

	<ul style="list-style-type: none"> • 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: 6.482 acres Remain: 1.275 acres
Request for Modification	305.A- 50' right of way access
Approval Requested	None at this time.

Mr. Kelly explained that the residual property will have 5 acres but will need to have a ROW to access the state route, but due to the location of existing homes and garages the ROW can not be 50' wide. After much discussion the Planning Commission explained that they would not make a motion on the project tonight, but would consider the reduction of the ROW requirements with a letter from the emergency services.

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. Franklin Township (review and comment)
 - i. Rhodes Cemetery

Mr. Kelly explained that Franklin Township submitted a revised plan for the Rhodes Cemetery.

Mr. Stratton noted that if a vote was required this evening he wanted to make everyone aware that Mr. Patel (son of the owner of the hotel) was his student.

Mr. Kelly explained that the GCPC would be acting as a review body and no official action would be taken by this board.

Mr. Kelly explained that the plan shows the relocation of the cemetery to the back of the property.

Ms. Matesic introduced some of the descendants and others in attendance that included: Adam Henderson, Mr. and Mrs. Bill Porter, Phil Hook, Mr. Patel and Cindy Bailey.

Ms. Knapik asked how they bodies would be removed and relocated respectfully.

Ms. Matesic explained that there has been a lot of thought and explanations regarding the moving of the cemetery. An archeologist would need to assist the process and an analysis would be done prior to any movement of soil. Monuments would be keyed to the remains.

The bodies would be moved to vaults. There are state agencies that would get involved in some way.

Mr. Hook explained due to certain case law- in order for a cemetery to be moved a court order would need to be filed and approval from the descendants would have to be sought, none of which has happened.

Mr. Hook explained that he is representing the Porter family and that his only goal at this time is to lodge a formal objection to the relocation of the cemetery.

Mr. Burnett noted that they understood and that the stance of the GCPC has been the same since the beginning: immediate soil stabilization and amicable resolution.

Mr. Hook cited law that has passed allowing that access must be made for descendants

Mr. Henderson would like to have a speedy resolution to this issue. He explained that this needs to occur immediately, not 1 year from now. He has offered his own property for reinternment.

Mr. Hook explained that they have been waiting for documents from the Patels to see what is going to be proposed.

Mr. Porter explained that he respectfully disagrees with Mr. Henderson in that he believes that the cemetery needs to remain at the same location. There has been very little activity from the point he had an initial conversation with Mr. Henderson.

Mr. Porter explained that he saw the original plans for the new hotel and had conversations with Steve Coss from Franklin Township that his only concern is that the wall be preserved as the original plans had a retaining wall and an access point. He noted that when he visited he noticed that the retaining wall was not built and Franklin township had placed a stop work order on the project in 2015 and the project has not moved since.

Mr. Goroncy made a motion to enter executive session, seconded by Ms. Knapik all were in favor and executive session started at 8:09 pm

Mr. Goroncy made a motion to exit executive session, seconded by Ms. Knapik all were in favor and executive session closed at 8:22 pm.

Mr. Burnett thanked everyone for their time and comments regarding this difficult matter. He explained that the GCPC stance on the issue still remains the same: Immediate stabilization and an expedited resolution of the matter at hand.

ii. Dunkin Donuts

Mr. Kelly noted that Dunkin Donuts has applied for land development in Franklin Township beside Taco Bell. They have a request for review of the plans from Franklin Township. Mr. Kelly noted that the issue of stormwater and safe egress and ingress is always a priority for projects such as this.

iii. WVU Medical Center

Mr. Kelly noted that they received plans for the WVU medical center for review. There were some issues regarding the stormwater discharge on the site but they are working through those channels now to fix and answer any issues regarding the stormwater.

b. Washington Township (review and comment)

i. McNay to McNay L/S

ii. Cole to Consol L/S

Mr. Kelly noted that there were a few lot splits from Washington Township that were submitted for review and comment- if anyone wanted to add comments to them they would need to be in the office by the end of the week.

III. CONSERVATION DISTRICT REPORT

IV. PLANNING DEPARTMENT REPORT

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

V. MEETINGS

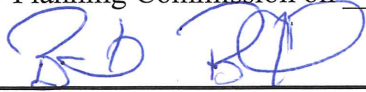
- a. SPC/TTC – April 19, 2018 at 10am
- b. Tax Abatement – April 13, 2018 at 10am
- c. Comprehensive Plan Advisory Committee – 7am
- d. Ryerson Station State Park – 1pm
- e. CPDAP – 10 am

Ms. Knapik made a motion to adjourn, seconded by Mr. Goroncy and all were in favor; the meeting adjourned at 8:38pm.

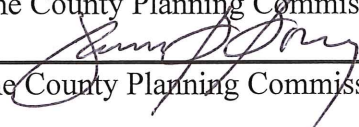
VI. – **NEXT MEETING IS SCHEDULED FOR May 08, 2018**

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

