

**Greene County Planning Commission
Meeting Minutes
February 06, 2017**

CALL TO ORDER

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

ROLL CALL

The following were in attendance: Brent Burnett, Jim Goroncy, Alfred Burns, Larry Stratton and Bryan Cole

The following were not in attendance: Jim Smith, Sam Steinmiller, Johnna Knapik and Charlie Riggs

Staff Present: Jeremy L. Kelly (GCPC) Robbie Matesic, Executive Director of Economic Development

Guests: See attached sign-in sheet

Mr. Burnett 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. Goroncy made a motion to approve the January 09, 2017 meeting minutes and it was seconded by Mr. Burns, all were in favor and the meeting minutes were approved.

EXECUTIVE SESSION (as needed)

PUBLIC COMMENT

None

LAND DEVELOPMENTS

Mr. Kelly read the following from the agenda:

A.	Beebe to Rinehart Subdivision
Township	Jefferson Township
Zoning	Agriculture
Site Control	Luke W. Beebe: 15-03-0128
Driveway	Spotted Pony Road T-622
Permit, parking	

and utilities	Utilites: (Existing) <ul style="list-style-type: none"> • Water: SPWA • Electric: West Penn Power • Sewerage: Component 1
Stormwater	N/A
Conservation District/PADEP	PADEP- Approval May 25, 2016
Total Area of Disturbance	Potential home site development
Narrative	Original: 64.886 acres Lot Split: 20.846 acres Prior L/S: 13.905 acres Remain: 30.135 acres
Request for Modification	1003 and 1002: to be approved through the LS process
Approval Requested	Approval to process as a lot split
Representative	Luke Beebe, Land Owner

Mr. Kelly introduced Mr. Beebe the current landowner proposing the subdivision.

Mr. Kelly noted that the original acreage for the property in question was 64.886 acres. Prior to Mr. Beebe owning the property multiple lots splits in the amount of 13.905 acres were deeded off. Now, Mr. Beebe is proposing an additional 20.846 acres.

Mr. Kelly noted that however, the 20.846 acre lot would cause the original parcel to not have a continuous parcel and it would be in pieces. Mr. Kelly noted that Mr. Beebe has agreed to shift the lot line over so that the remaining property is one piece and the new lot would be affectively made smaller.

Mr. Burns asked if the triangle would be treated as the residual?

Mr. Kelly confirmed that it would be treated as the residual.

Mr. Goroncy asked if any portion of the property, the lot split or the residual will be land locked.

Mr. Kelly noted that once the survey is adjusted it will not be land-locked.

Mr. Goroncy asked if there were any requirements for the potential buildable lot

Mr. Kelly confirmed that this site has been approved through the PADEP- Component 1 process.

Mr. Stratton made a motion to grant the RFM 1003 and 1002, seconded by Mr. Burns. All were in favor and the RFM was granted.

Mr. Kelly read the following from the agenda:

B.	Consol to Beebe Subdivision
Township	Jefferson Township
Zoning	Agriculture
Site Control	Luke W. Beebe: 15-03-0128-D
Driveway Permit, parking and utilities	Spotted Pony Road T-622 Utilites: (Existing) <ul style="list-style-type: none"> • Water: N/A • Electric: N/A • Sewerage: N/A
Stormwater	N/A
Conservation District/PADEP	PADEP- Non-Building Waiver Declaration
Total Area of Disturbance	No development planned at this time
Narrative	Original: 7.778 acres Lot Split: 2.660 acres Remain: 5.118 acres
Request for Modification	1003 and 1002: to be approved through the LS process
Approval Requested	Approval to process as a lot split
Representative	Luke Beebe, Land Owner

Mr. Kelly introduced Mr. Beebe, Land Owner

Mr. Kelly noted that this property connected to the prior discussed property but is a bit of a different situation in that this property, the 2.660 acres split, will be land locked. Due to the cost associated with doing a deed of incorporation the property will remain as a land-locked non-buildable lot. Mr. Kelly noted that it would have to be marked on the plan that it will not be built-upon. The lot split and property in question encompasses a pond.

Mr. Cole asked if the pond in question was a stormwater pond? He then asked if Mr. Beebe would have to take ownership of the maintenance of such pond.

Mr. Kelly expressed that he was not sure but would have to look into it and proceed with whatever information was found.

Mr. Goroncy explained that Mr. Beebe should check to see if the permit has been released on that pond. Mr. Cole urged to check the maintenance agreement on the pond.

Mr. Goroncy made a motion to grant the RFM 1003 and 1002, seconded by Mr. Cole. All were in favor and the RFM was granted.

Mr. Kelly read from the following agenda:

C.	George F. Keener Subdivision
Township	Jefferson Township
Zoning	Agriculture
Site Control	George F. Keener: 15-03-0108, C, D
Driveway Permit, parking and utilities	Bedillion Road, Utilites: (Existing) <ul style="list-style-type: none"> • Water: Existing • Electric: Existing • Sewerage: Existing
Stormwater	N/A
Conservation District/PADEP	PADEP- Component 1
Total Area of Disturbance	No development planned at this time
Narrative	Original: 1.157 acres 108-D Lot Split: P/O C- 5.041 acres and P/O 0108- 3.816 acres Residual: 10.014 acres Remain: 58.709 acres of 0108
Request for Modification	1003 and 1002: to be approved through the LS process
Approval Requested	Approval to process as a lot split
Representative	

Mr. Kelly explained that Mr. Keener was not present due to previous plans.

He explained that Mr. Keener has made several lot splits on his property already. In this particular case he is expanding an already landlocked parcel to include two other parcels. In the newly expanded parcel a home is located within the 10.014 newly formed parcel. Mr. Kelly noted that these lots that were landlocked area all owned by Mr. Keener.

Discussion over clarification of property lines and driveway access.

Mr. Goroncy made a motion to grant the RFM 1003 and 1002, seconded by Mr. Stratton. All were in favor and the RFM was granted.

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 (Update)

Mr. Kelly noted that Sheetz will be looking to apply for a building permit very soon.

- v. Greene County South Compressor Station, Gilmore Township (No Update)
- vi. Vantage Energy, Gilmore Township (No Update)
- vii. Storage units, Dunkard Township (Update)

Mr. Kelly noted that the gentleman has come in for a pre-application meeting to look into proceeding with the storage units in Dunkard Township.

- 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. Coontz, Monongahela Township (Update)

Mr. Kelly noted that there has been some ideas that are coming back from Mr. Coontz's engineer and we should expect some plans very soon.

- xv. Revision Ryerson (No Update)
- xvi. Mining Portal - Land Development, Center Township (No Update)
- xvii. Office Building - Land Development, Perry Township (No Update)
- xviii. Perry Township
 - 1. Pennsylvania Avenue (No Update)
 - 2. Apartment Buildings (No Update)
 - 3. Waste Transfer Station (No Update)
- xix. Proposed Dollar General, Center Township (Update)

Mr. Kelly noted that the township is looking for alternative ways to handle the sewage at that site which includes extending their already in service sewage line to the current location. Mr. Kelly believed that this plan would be costly but is awaiting the submittal to see what was decided.

- xx. Proposed Dollar General, Monongahela Township (Update)

Mr. Kelly noted that they had a meeting with the Monongahela Township supervisors to discuss the proposed Dollar General and are awaiting plans to be submitted.

xxi. Proposed Dollar General, Cumberland Township (Update)

Mr. Kelly noted that Mackin Engineering has made comment and was sent to Cumberland Township. Nothing substantial and it should be going to the planning commission for consideration within the month.

b. Other

- i. Cumberland Township SALDO (No Update)
- ii. SALDO, Revisions (No Update)
- iii. Waynesburg Strategic Comprehensive Plan and Zoning Amendment (Update)

Mr. Kelly noted that the Waynesburg Borough plan has been received by the office on February 01 which is stamped and sealed by the borough.

II. NEW BUSINESS

a. Records retention system

Mr. Kelly noted that at the CPDAP meeting on February 04th a discussion and presentation was presented regarding records retention. Mr. Kelly noted that there are a few regulations that would have to be met before turning over to electronic documentation.

b. Rhodes Cemetery

Ms. Matesic explained that an heir to the deceased has come forward to explain that to move all the plots is acceptable to him.

Mr. Goroncy asked if the Econolodge is moving forward with the building of the hotel.

Mr. Kelly noted that there are other legal issues that are being pursued separate from the burial ground that is holding up construction of the hotel.

Ms. Matesic explained that there was a slide at the original hotel through the parking lot.

Mr. Burns explained that there was a sewer line at the toe of the slip and that the slip needed fixed many years ago. The sewer authority wanted the line fixed and they didn't want to spend the money to fix the slide.

c. PNDI update

Mr. Kelly noted that the Southwestern Pennsylvania Commission (SPC) is going to have a meeting regarding the updating of the PNDI system.

III. CONSERVATION DISTRICT REPORT

IV. PLANNING DEPARTMENT REPORT

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

V. MEETINGS

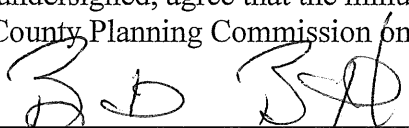
- a. State College – February 03, 2017 @ 10:00 am: CPDAP
- b. SPC TTC/Freight Forum – February 07 @ 10:00 am: Pittsburgh
- c. SPC TTC/TIP – February 16, 2017 @ 10:00 am: Pittsburgh

VI. Adjournment – **NEXT MEETING IS SCHEDULED FOR March 06, 2017**

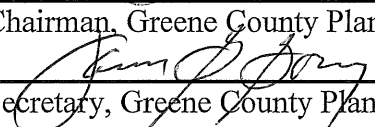
Mr. Cole made a motion to adjourn with a second from Mr. Stratton. The Meeting adjourned at 8:10 PM.

MEETING MINUTES CERTIFICATION

We, the undersigned, agree that the minutes taken above were approved in their entirety by the Greene County Planning Commission on March 06, 2017.



Chairman, Greene County Planning Commission



Secretary, Greene County Planning Commission

