

**Greene County Planning Commission  
Meeting Minutes  
July 10, 2017**

**CALL TO ORDER**

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

**ROLL CALL**

The following were in attendance: Sam Steinmiller, Bryan Cole, Larry Stratton, Jim Goroncy

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

Staff Present: Jeremy L. Kelly (GCPC)

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**

The approval of the May meeting minutes will be completed at the July meeting.

**EXECUTIVE SESSION** (as needed)

**PUBLIC COMMENT**

None

**LAND DEVELOPMENTS**

Mr. Kelly read the following from the agenda:

<b>A.</b>	<b>CDP-1, Compressor Station and Freshwater Impoundment Facility</b>
<b>Township</b>	Richhill Township: May 17, 2017
<b>Zoning</b>	N/A
<b>Site Control</b>	22-08-0115; Rice Poseidon Midstream, LLC – 59.86 acres
<b>Sewage</b>	N/A
<b>Driveway Permit, parking and</b>	Existing – Access onto Riggs Road (TR 505)

<b>utilities</b>	Parking- Request for Modification  Utilities- N/A
<b>Stormwater</b>	Submitted, pending review
<b>Conservation District/PADEP</b>	ESCGP-2, pending
<b>Total Area of Disturbance</b>	8.9 acres
<b>Narrative</b>	Rice Poseidon Midstream LLC (Rice) is proposing the CDP-1 facility project, which consist of a compressor station pad, freshwater impoundment, valve pad, associated access roads, construction of approximately 600 linear foot 30-inch steel natural gas lines and three approximately 1,035 linear foot 24-inch HDPE buried fresh water pipelines. Additional facilities at the site include stockpiles, erosion and sediment controls and post-construction stormwater management facilities. Compressor facility (260' x 70')
<b>Request for Modification</b>	814. G Commercial and industrial land developments shall provide off-street parking  814.N All parking areas and access drives, in residential and non-residential land developments shall be paved.  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.
<b>Approval Requested</b>	Conditional Final Approval
<b>Representative</b>	Karl Knoth, P.E.   Civil Engineer   Michael Baker International Kyle A. Shirey, Midstream Permitting Coordinator - Rice Energy Inc.

Mr. Kelly introduced Mr. Karl Knoth and Kyle Shirey who are representing the project.

Mr. Knoth explained that there weren't any changes from the preliminary submission that were substantial. There were a few corrections regarding locations of pipes along the township road.

Mr. Goroncy asked for clarification to the location of the project. Mr. Shirey explained that the access from Riggs Road will be shared with a Consol airshaft that exists now. He explained that a 911 address was issued for that site today.

A neighboring property owner asked about the noise level that would be admitted from this site. Rice Energy explained that at the property line they cannot/ will not exceed 60 dba.

Another property owner asked what route they will be taking to get to the site. Mr. Shirey explained that they will access from the north. They will come off S.R. 21. The constituent asked for clarification that there will not be any traffic from this site on Aleppo Road. Mr. Shirey explained that the traffic from Rice Energy will not be from this site on Aleppo Road, but there are other projects going on in the area that might have traffic impacts in that area.

A question was asked regarding working hours – a neighboring property owner was concerned that they would be working 24/7. Rice explained that they will not be working 24/7.

A guest in the audience asked if the township or the county currently has a noise ordinance. Mr. Kelly explained that he can't speak on behalf of the township but explained that he was relatively sure that they do not have a noise ordinance. He also explained that the county does not have a noise ordinance either. The gentleman asked that an ordinance be considered at the county level to help protect the value of his home from devaluation of the industry.

A landowner asked what kind of smells will be coming from the site.

Andy Campbell from Rice Energy explained that they will be using a thermal oxidizer. They have to meet the requirements of an air quality permit. The thermal oxidizer is used to burn any type of omissions.

Mr. Goroncy asked how many compressors will be on the facility. Mr. Campbell explained that there were six (6) permitted currently through the state. Mr. Goroncy asked if they were all inside and enclosed? He explained that they were. A concerned citizen explained that when the buildings get overheated they open all the doors and that is when the noise is an issue. Mr. Campbell expressed concern over that practice as they should not be doing something like that.

A guest was concerned about the blasting on the site. Mr. Knoth explained that there is some pretty shallow bedrock in the area, but doesn't anticipate the need for blasting.

Many of the constituents had concerns that revolved around traffic control, noise and odor from the site.

Mr. Stratton made a motion to approve the Request for Modification and was seconded by Mr. Goroncy. All were in favor and Plan Acceptance was granted.

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

Mr. Kelly read the following from the agenda:

<b>A.</b>	<b>CDP-2, Compressor Station</b>
<b>Township</b>	Aleppo Township: May 31, 2017
<b>Zoning</b>	N/A
<b>Site Control</b>	01-03-0135-A; Daniel Fink– 24.58 acres
<b>Sewage</b>	N/A

<b>Driveway Permit, parking and utilities</b>	Existing – Access onto Miller Road (TR-326)  Parking- Request for Modification  Utilities- N/A
<b>Stormwater</b>	Submitted, pending review
<b>Conservation District/PADEP</b>	ESCGP-2, pending
<b>Total Area of Disturbance</b>	17 acres
<b>Narrative</b>	Rice Poseidon Midstream LLC (Rice) is proposing the CDP-2 Compressor Station, which consist of a compressor station pad (290' by 750') with a 260' x 70' compressor building and approximately 220 foot long permanent access road. Additional facilities at the site include stockpiles, erosion and sediment controls, and post-construction stormwater management facilities.
<b>Request for Modification</b>	814. G Commercial and industrial land developments shall provide off-street parking  814.N All parking areas and access drives, in residential and non-residential land developments shall be paved.  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.
<b>Approval Requested</b>	Conditional Final Approval
<b>Representative</b>	Karl Knoth, P.E.   Civil Engineer   Michael Baker International Kyle A. Shirey, Midstream Permitting Coordinator - Rice Energy Inc.

Mr. Kelly introduced Mr. Knoth from Michael Baker International and Mr. Kyle Shirey from Rice Energy.

Many constituents remained very clear in that they have immediate concerns regarding traffic control and odor control as well as general safety. They also reiterated their concerns regarding the noise level.

Rice Energy after much discussion with constituents gave out information and collected contact information for each of the members in the audience.

Mr. Stratton made a motion to approve the Request for Modification and was seconded by Mr. Cole. All were in favor and Plan Acceptance was granted.

Mr. Stratton made a motion for Conditional Final Approval and was seconded by Mr. Cole. All were in favor and Plan Acceptance was granted.

Mr. Kelly read the following from the agenda:

<b>A.</b>	<b>Cole Farm Compressor Station</b>
<b>Township</b>	Wayne Township: June 20, 2017
<b>Zoning</b>	N/A
<b>Site Control</b>	25-01-0117; Richard L Trumka, Barbara A Trumka, And Dan Vidovich
<b>Sewage</b>	N/A
<b>Driveway Permit, parking and utilities</b>	Access onto Silo Road (TR 454)  Parking- Request for Modification  Utilities- N/A
<b>Stormwater</b>	ESCGP-2 submitted to DEP on 5/17/17, pending approval
<b>Conservation District/PADEP</b>	ESCGP-2 submitted to DEP on 5/17/17, pending approval
<b>Total Area of Disturbance</b>	12.99 acres
<b>Narrative</b>	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'.
<b>Request for Modification</b>	814. G Commercial and industrial land developments shall provide off-street parking  814.N All parking areas and access drives, in residential and non-residential land developments shall be paved.  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.
<b>Approval Requested</b>	Plan Acceptance Preliminary Approval
<b>Representative</b>	Kyle A. Shirey, Midstream Permitting Coordinator - Rice Energy Inc. Eric J. Koch   Civil Engineer   Hull & Associates, Inc.

Mr. Kelly introduced Mr. Koch and Mr. Shirey

Mr. Kelly noted that the township does have a noise ordinance. Mr. Kelly also noted that in the conversation and meeting with the township they believe the driveway entrance is not in Center Township.

Mr. Cole made a motion for Plan Acceptance and was seconded by Mr. Stratton. All were in favor and Plan Acceptance was granted.

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

Mr. Kelly read from the following:

<b>D.</b>	<b>Neighbors Subdivision Plan</b>
<b>Township</b>	Monongahela Township
<b>Zoning</b>	N/A
<b>Site Control</b>	Jason Neighbors, LLC
<b>Sewage</b>	Dunkard Valley Joint Municipal Authority
<b>Driveway Permit, parking and utilities</b>	Access will be through a 50' ROW- to Fourth Street TR 747
<b>Narrative</b>	Mr. Neighbors has proposed a plan that will combine two parcels, 16-02-0120R and P for a total 11.058 acres. A total of 8 lots are proposed for a total of 5.669 acres, a residual portion of 5.389 acres and a community area.
<b>Request for Modification</b>	No request for modification at this time.
<b>Approval Requested</b>	Plan Acceptance Preliminary Approval

Mr. Kelly introduced Mr. Sokol representing the project.

Mr. Sokol explained that the NPDES will be submitted to the Conservation District the following day.

Mr. Sokol noted that the community area that is marked will allow the property owners the right to use the area.

The GCPC asked for clarification on the location of the development.

Mr. Goroncy asked what the easement on the north side of the property was going to be used for.

Mr. Sokol explained that it allows Mr. Neighbors the opportunity to access his property if he ever sales the front properties off.

Mr. Goroncy made a motion for Plan Acceptance and was seconded by Mr. Stratton. All were in favor and Plan Acceptance was granted.

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

<b>E.</b>	<b>Ziefel Lot Split/Subdivision</b>
<b>Township</b>	Morris Township
<b>Zoning</b>	Agriculture
<b>Site Control</b>	Ziefel Land Holdings – 18-01-0152
<b>Sewage</b>	Non-building waivers
<b>Driveway Permit, parking and utilities</b>	The three parcels will have access to Mankey Hill Road (T-426)
<b>Narrative</b>	Ziefel Land Holdings is proposing to split 18-01-0152 with 90.014 acres into 3 equal lots of 30.338 acres.
<b>Request for Modification</b>	None at this time
<b>Approval Requested</b>	Approval to process as a lot split

Mr. Kelly explained the proposed lots that were being created and that they all had road frontage.

Mr. Stratton made a motion to process the subdivision as a lot split and was seconded by Mr. Cole. All were in favor.

**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 (Update)**
    - 1. Brodak Airport Museum**

Mr. Kelly noted that Mr. Brodak was having issues executing the plan that was approved due to utility lines that were present. We met on site to discuss the potential of an alternative stormwater system. We also have a meeting with PADEP on August 10<sup>th</sup> to discuss the permitting process for this project.

- 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 (Update)

Mr. Kelly

- xix. Dollar General, Monongahela Township (No Update)
- xx. Dollar General, Center Township (Update)

Mr. Kelly noted that the project sewage discharge area was destroyed by the laydown yard and they had to redesign their project.

- xxi. G.J.K. & Sons – July 18<sup>th</sup> (Update)

Mr. Kelly noted that they have an oral argument scheduled for July 18<sup>th</sup> at the superior court.

- xxii. APV subdivision, Monongahela Township (Update)

Mr. Kelly explained that the APV subdivision plan will be on for the next meeting.

b. Other

- i. Cumberland Township SALDO (No Update)
- ii. SALDO, Revisions (No Update)
- iii. Waynesburg Strategic Comprehensive Plan and Zoning Amendment (Update)
  - 1. June 12 – Council may vote to start the 45 day comment period
  - 2. August 14<sup>th</sup> – schedule a 5:30 meeting prior to regular council meeting. Council may vote on the final version.

## II. NEW BUSINESS



- a. Washington Township Act 537

Mr. Kelly noted that Washington Township Act 537 was submitted for comment regarding any environmental issues.

III. CONSERVATION DISTRICT REPORT

IV. PLANNING DEPARTMENT REPORT

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

V. MEETINGS

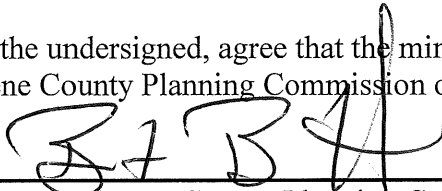
- a. SPC TTC/TIP – July 13, 2017 @ 10:00 am: Pittsburgh
- b. CPDAP – July 28, 2017 @ 10:00 am: State College

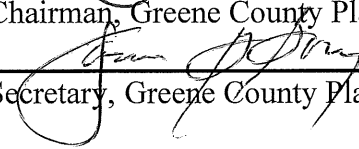
VI. Adjournment – **NEXT MEETING IS SCHEDULED FOR August 07, 2017**

Mr. Cole made a motion to adjourn the meeting at 9:15 pm and Mr. Stratton seconded the motion.

**MEETING MINUTES CERTIFICATION**

We, the undersigned, agree that the minutes taken above were approved in their entirety by the Greene County Planning Commission on August 07, 2017.

  
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Chairman, Greene County Planning Commission

  
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Secretary, Greene County Planning Commission

