

**Greene County Planning Commission
Meeting Minutes
August 07, 2017**

CALL TO ORDER

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

ROLL CALL

The following were in attendance: Jim Goroncy, Jim Smith, Jonna Knapik, Brent Burnett

The following were not in attendance: Alfred Burns, Jim Smith, Larry Stratton, Sam Steinmiller, Jonna Knapik and Charlie Riggs

Staff Present: Jeremy L. Kelly (GCPC) Robbie Matesic (GCED)

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 July 10, 2017 meeting minutes and it was seconded by Mr. Smith, all were in favor and the meeting minutes were approved.

EXECUTIVE SESSION (as needed)

PUBLIC COMMENT

Ken Stoneking, Perry Township – Mr. Stoneking lives in Mt. Morris, PA and expressed a concern regarding large amounts of water during rain events that come from his neighbor's yard into his yard and then underneath his home. He is concerned that the water is causing damage under his home and is worried about all the mold potential from the dampness.

Mr. Burnett offered to reach out to the GCPC solicitor, Kevin O'Malley, to seek a resolution to his issue.

LAND DEVELOPMENTS

Mr. Kelly read the following from the agenda:

A.	Primary Care of Mt. Morris, Inc.
Township	Perry Township – Meeting 07/26/2017
Zoning	N/A
Site Control	20-07-0278, 280, 283; Primary Care
Sewage	Mt. Morris Sewer and Water – Existing
Driveway Permit, parking and utilities	Existing – Access onto Locust Avenue Extension SR 2039 Parking- Request for Modification Utilities- Existing
Stormwater	Submitted: under review
Conservation District/PADEP	Submitted to Greene County Conservation District with Email confirmation
Total Area of Disturbance	3000 ft ²
Narrative	The Primary Care facility was approved by the Greene County Planning Commission in 2010. They are looking to expand their current facility to include more office space.
Request for Modification	814.G – Off Street Parking Requirements
Approval Requested	Approval to Modify Existing Plan
Representative	Rich Rush P.E., Widmer Engineering

Mr. Kelly introduced Mr. Rich Rush from Widmer Engineering, representing the project.

Mr. Rush explained that due to recent federal regulations the existing Primary Care will need to be expanded to have more exam rooms; for every resident, two exam rooms are needed. The facility is not adding capacity regarding patient care or staff.

Five exam rooms will be added and an elevator will also be added. The stormwater detention in the top portion of the lot can't handle the additional water flow so an underground detention system will be added to the lower parking lot area.

Mr. Goroncy asked for the location of the additional parking

Mr. Rush explained the location of the additional parking which include 6 on the top and 5 on the bottom; instead of providing 3 per examining room they are providing 2.6 spaces per room.

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

Mr. Goroncy made a motion for Conditional Final Approval pending stormwater review and was seconded by Ms. Knapik. All were in favor and Conditional Final Approval was granted.

Mr. Kelly read the following from the agenda:

A.	Renaissance Energy Center, APV
Township	Monongahela Township – 01/25/2017
Zoning	N/A
Site Control	16-01-0165-C: Allegheny Energy Supply Company, LLC; 143 acres
Sewage	Waste Water Treatment Plant
Driveway Permit, parking and utilities	Existing – Access onto SR 21 through easement (PennDOT HOP) Parking- 28 parking spots available Utilities- Water: SWPA Electric: West Penn Power Natural Gas: DTE
Stormwater	Submitted Pending Review
Conservation District/PADEP	Submitted Pending Review: NPDES, GP-4 and Air Quality
Total Area of Disturbance	20 acres
Narrative	LD: APV Renaissance Partners OPCO, LLC (APV) is proposing to construct and operate an energy center project located in Monongahela Township. APV intends to develop and build a natural gas-fired combined cycle power facility on site. The project also involves associated access roads and parking lots, electric power line infrastructure and other ancillary facilities. Subdivision: APV is planning to purchase two lots- Parcel A will be 20.130 acres and will be the location of current activity. Parcel B will be 12.692 acres and will be used for potential expansion. This will leave a residual parcel of 110.906 acres.
Request for Modification	None at this time
Approval Requested	LD: Plan Acceptance LD: Preliminary Approval Subdivision: Preliminary Approval
Representative	Larry Drane, Project Manager; Tetra Tech

Mr. Kelly introduced Mr. Drane from Tetra Tech, representing the project.

Mr. Drane thanked the Planning Commission for the opportunity to present his project

Mr. Drane expressed excitement about the project and look forward to its implementation and feel that it will be a benefit not only to contribution to the electrical supply, but also to the local economy, and for reuse of a brownfield site.

Mr. Drane introduced his team and himself to the Commission:

“Chris Ganley is from American Power Ventures, the developer of the Renaissance Energy Center. Chris Krawice is from Concord Engineering and is the Owner Engineer on the project. Chris will present a brief background on the proposed Combined Cycle Natural Gas Power Plant. The Site Civil Engineer on this project is Brian Chlebus from Tetra Tech, but he is unfortunately on vacation and could not be here today. However, we have Greg Hynes who is our Engineering Practice Lead for our office and is here to help address any site civil questions that you may have. I am Larry Drane from Tetra Tech, the Project Manager for the permitting tasks associated with this project. I will give a brief introduction into the several phases of this project and where we are at in terms of schedule. I will also introduce the preliminary subdivision drawing and site plan package as an overview.”

Mr. Drane explained the projects location as the former coal yard of Hatfield’s Ferry Power Plant site is located approximately 1,000 feet north of Pa Route 21

Mr. Krawice gave a Project Overview/Project Description

Combined Cycle Natural Gas Power Plant Components

Current Conditions/Existing Infrastructure

Former Hatfield’s Ferry Power Station Coal Yard

Not in operation since 2013

Two cooling towers, coal handing conveyors, tunnels, gypsum handling facility

Stormwater handling system operation

- Outfall 004
- Outfall 302
- Outfall 206/006

Mr. Drane listed the current permitting activity to date

Submitted Air Permit

Submitted GP-4 Permit Application for Outfall Structure

Submitted NPDES Permit Application (Three outfalls)

Submitted FAA filing

Completed Wetland and Stream Survey

Completed Sensitive Species Study/Clearance

Completed PAHMC Study/Clearance

Individual Construction Stormwater Permit Application (in progress)
Part II Permit (in progress)
Phase I and Phase II Environmental Assessment
Pennsylvania Act 2 program (in progress)
Geotechnical Investigation (in progress)

Mr. Drane then explained the proposed Subdivision/Easements

Easements

- Access to each parcel
 - Use existing First Energy Entrance
 - Will contact PennDOT to discuss any studies or upgrades needed
- Final Outfall
- Intake Structure, pipeline, access
- Aerial Easement for power lines
- Gas Pipeline (third party)
- Potable Water (third party)

Project Phasing – Demolition Phase

- Remove remaining coal and coal waste
- Removal of conveyor system
- Removal/filling of tunnels
- Demolition of #2 cooling tower
- Concrete rubble will be crushed, sized, and used for construction
- Installation of Outfall into the Monongahela River
- Stormwater during this phase will be captured and pumped into First Energy water treatment system
- Site will be partially brought up to grade – leaving a “bathtub” for site construction and utilities.
- Once coal is removed and outfall is installed, stormwater will be discharged from a sedimentation pond into the Monongahela River and a smaller sedimentation pond will discharge toward Whitley Creek. Some smaller areas will include silt sock/silt fence for E&S controls.

Site Construction Phase

- Site will be brought up to grade as underground infrastructure is installed
- Underground infrastructure will include stormwater system to capture stormwater and discharge into the sediment pond and into the Monongahela River
- During construction, E&S controls and stormwater management will be adjusted to meet site conditions and site grade. May include occasional pumping of stormwater into the sediment pond.

Operation Phase

- Stormwater Management

- On-Site utilities
- Facility Layout and Operation
- Infrastructure

Utilities

- Natural Gas Supply – DTE
 - Current Status
- Electrical Supply
 - West Penn Power
- Water Supply
 - Potable - Southwestern Pennsylvania
 - Non-Potable – Monongahela River through First Energy Intake Structure
- Telephone
 - To be determined

Ms. Knapik asked how long they have been looking for a site

Mr. Krawice explained that a few things fell into place as long as a 1.5 years ago.

A current landowner asked what entrance they were going to use to access the site.

Mr. Drane explained that they will be accessing the site from the western most entrance on the top of the hill.

The neighboring landowner asked what kind of construction schedule they will be on during the building phase.

Mr. Krawice explained that it would be 5:10's with a few Saturdays.

Ms. Matesic asked for a construction schedule:

May of 2018 -Funding Sources

October 2017 -Final Approval

Mid 2021 – Finished project

Ms. Matesic explained that the GCPC would work with the Project Management team to help make sure their goals are met.

Mr. Goroncy explained that he has worked/still works for Tetra Tech currently and will need to reframe from voting.

Mr. Smith made a motion to grant Plan Acceptance and was seconded by Ms. Knapik. Mr. Goroncy sustained from voting. All were in favor and Plan Acceptance was granted.

Ms. Knapik made a motion for Preliminary Approval and was seconded by Mr. Smith. Mr. Goroncy sustained from voting. All were in favor and Preliminary Approval was granted.

Mr. Smith made a motion for Preliminary Approval of the Subdivision and was seconded by Ms. Knapik. All were in favor and Preliminary Approval of the Subdivision 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 (Update)

1. Brodak Airport Museum

Mr. Kelly noted that a meeting with the PADEP was scheduled to make sure that what the new engineering company has proposed will not be in violation of any permitting requirements- the meeting is scheduled for August 10th.

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 the Waste Transfer Station will be moving forward with permitting

xviii. Rhodes Cemetery, Franklin Township (Update)

Mr. Kelly noted that he would meeting with Mr. Henderson, a family descendant of the Rhodes family on August 15th.

xix. Dollar General, Monongahela Township (Update)

xx. Dollar General, Center Township (Update)

Mr. Kelly explained that the Dollar Generals are still under a “N.O.V” and the permits for the sites can’t be issued until they have that corrected.

xxi. G.J.K. & Sons – Letter from property owner, Chris Hardie; G.J.K. and Sons (Action)

Mr. Goroncy made a motion to uphold Mr. Hardie’s letter requesting that Mr. O’Malley act as a mediator for the G.J.K. & Sons situation. Mr. Smith seconded the motion and it was agreed to move forward acting as a mediator.

b. Other

- i. Cumberland Township SALDO (No Update)
- ii. SALDO, Revisions (No Update)
- iii. Waynesburg Strategic Comprehensive Plan and Zoning Amendment (Update)
 - 1. GCPC- 30 day review period: July 24, 2017 (Action)

Ms. Matesic explained that the Economic Development Department has been working hard and moving forward with agriculture and manufacturing in the county and feels that it would be important to note and provide a letter response to the borough encouraging changes to their zoning that would be better aligned with the goals of the county.

II. NEW BUSINESS

III. CONSERVATION DISTRICT REPORT

IV. PLANNING DEPARTMENT REPORT

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

V. MEETINGS

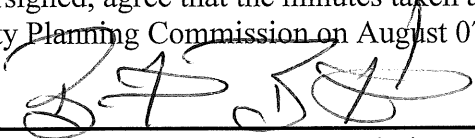
- a. SPC TTC/TIP – August 17, 2017 @ 10:00 am: Pittsburgh

VI. Adjournment – **NEXT MEETING IS SCHEDULED FOR September 11, 2017**

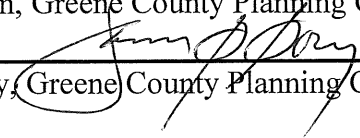
Mr. Smith made a motion to adjourn the meeting at 8:35 pm and Ms. Knapik seconded the motion.

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.



Chairman, Greene County Planning Commission



Secretary, Greene County Planning Commission

