

motion
2nd
Abstentions

**Greene County Planning Commission
Meeting Minutes
September 11, 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, Jonna Knapik, Sam Steinmiller, Alfred Burns

The following were not in attendance: Jim Smith, Larry Stratton, Bryan Cole 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

Ms. Knapik made a motion to approve the August 02, 2017 meeting minutes and it was seconded by Mr. Goroncy, all were in favor and the meeting minutes were approved.

EXECUTIVE SESSION (as needed)

PUBLIC COMMENT

LAND DEVELOPMENTS

Mr. Kelly read the following from the agenda:

A.	Dollar General – Greensboro DPP, LLC
Township	Monongahela Township: Meeting January 17, 2017
Zoning	N/A
Site Control	16-03-0152: Lynette Ratay, Subdivision/Lot Split plan submitted
Driveway Permit, parking and utilities	Driveway access from SR. 88: PennDOT HOP Conditional Approval: 06/16/2017 Utilites: (Existing) <ul style="list-style-type: none">• Water: EDWA

	<ul style="list-style-type: none"> • Electric: West Penn Power • Sewerage: GMTJSA
Stormwater	Mackin Engineering: Approved July 05, 2017
Conservation District/PADEP	NPDES Permit: Greene County Conservation District: Approved August 29, 2017
Total Area of Disturbance	3.12 acres of disturbance 9,100 ft2 building
Narrative	GBT Realty proposes improvements to the aforementioned property that includes the construction of 9,100 ft2 retail store, access drive, parking lot, utilities, and associated stormwater management facilities.
Request for Modification	None at this time
Approval Requested	Final Approval
Representative	Mike Swank, P.E. Steckbeck Engineering Bob Gage, Project Manager: GBT Realty

Mr. Kelly introduced Mr. Swank from Steckbeck Engineering, representing the project.

A gentleman in the audience requested a correction to the information read regarding the DVJMA is the current water provider for that area.

Mr. Kelly noted that a meeting had occurred resulting from the letter that Mrs. Adams-Knight had written regarding the safety of the intersection. Many options and safety improvements were discussed and were highlighted from a September 07, 2017 correspondence from PennDOT.

Ms. Matesic explained that the county has been trying to get the intersection programmed, but in the meantime the list is an excellent list of things to immediately help with the safety of the project.

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

Mr. Kelly read the following from the agenda:

B.	Neighbors Subdivision Plan
Township	Monongahela Township
Zoning	N/A
Site Control	Jason Neighbors, LLC
Sewage	Dunkard Valley Joint Municipal Authority
Driveway Permit, parking and utilities	Access will be through a 50' ROW- to Fourth Street TR 747

Narrative	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 4 lots are proposed for a total of 5.669 acres, a residual portion of 5.388 acres and a community area.
Request for Modification	No request for modification at this time.
Approval Requested	Conditional Final Approval

Mr. Kelly introduced Mr. Brian Sokol, representing the project.

Mr. Sokol explained that there was some language that needed changed on the plans regarding the NPDES permit from the Conservation District.

Ms. Knapik asked what the purpose of the split was for

Mr. Sokol explained that he has plans to develop the area with a few homes.

Mr. Goroncy asked if the easement was for access to all homes in the back.

Mr. Sokol explained that it was.

Mr. Burnett asked if the entrance was going to be a gravel road

Mr. Sokol explained that it was.

Mr. Goroncy made a motion for Conditional Final Approval, seconded by Mr. Burns. All were in favor and Conditional Final Approval 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 gave an update on the stormwater plan for Brodak. He noted that the GCPC received a new drawing of the stormwater plan.

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)
 - 4. Ken Stoneking, Stormwater (Update)

Mr. Kelly noted that he has been working with Mr. Stoneking and the township to help relieve his issue. Mr. Kelly noted that Perry township is working with Rich Rush their engineer from Widmer Engineering.

- xviii. Rhodes Cemetery, Franklin Township (Update)

Mr. Kelly noted that a surveyor is going out to survey the property to locate the best possible location to move the cemetery on the property.

- xix. Dollar General, Center Township (No Update)
- xx. G.J.K. & Sons – (Update)

Ms. Matesic explained that Mr. Klinefelter called her and she explained that the property owners talked with the GCPC to encourage a solution that would best suit everyone involved.

- 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 (Update)

Ms. Matesic explained that the WBG Boro council had a hearing before the Boro meeting. The consultant agreed with the comments that the GCPC's comments would be accepted. The consultant explained that there would not be any delay in the adoption of the new zoning.

II. NEW BUSINESS

III. CONSERVATION DISTRICT REPORT

IV. PLANNING DEPARTMENT REPORT

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

V. MEETINGS

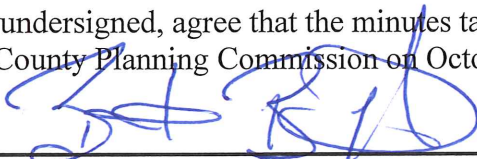
- a. SPC TTC/TIP – September 21, 2017 @ 10:00 am: Pittsburgh

VI. Adjournment – **NEXT MEETING IS SCHEDULED FOR October 02, 2017**

Ms. Knapik made a motion to adjourn the meeting at 7:45 pm and Mr. Steinmiller 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 October 02, 2017.



Chairman, Greene County Planning Commission



Secretary, Greene County Planning Commission

