

**Greene County Planning Commission
Meeting Minutes
April 03, 2017**

CALL TO ORDER

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

ROLL CALL

The following were in attendance: Brent Burnett, Sam Steinmiller, Jim Goroncy and Jim Smith

The following were not in attendance: Alfred Burns, Jonna Knapik, Bryan Cole, Larry Stratton 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

Mr. Goroncy made a motion to approve the March 03, 2017 meeting minutes and it was seconded by Mr. Steinmiller, 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:

Add-on	20-03-0140-A: Phillips to Lola Energy Operating Co., LLC
Township	Wayne Township; Township Approval March 28, 2017
Zoning	N/A
Site Control	20-03-0140-A: Phillips (10 acres)
Driveway Permit, parking and utilities	Access off Ridge Road

	Utilities: <ul style="list-style-type: none"> • Water: N/A • Electric: N/A • Sewerage: N/A • Gas: N/A
Stormwater	N/A
Conservation District/PADEP	N/A
Total Area of Disturbance	Original: 32.11 Lot Split: 10 acres Remain: 22.11 acres
Narrative	Lilian Phillips is looking to separate 10 acres from her original Tract 20-03-0140-A. This was split once already from 20-03-0140.
Request for Modification	None at this time.
Approval Requested	Approval to process as a lot split

Mr. Kelly introduced Ms. McCoy representing Lola Energy.

Ms. McCoy explained that Lola is obtaining 10 acres from Phillips and they also obtained a 25' access road from Tim Eddy onto Ridge Road. The purpose is for an interconnect to tie into EQT or Williams.

Mr. Kelly asked if there were any buildings proposed for the lot.

Mr. McCoy confirmed that at that time they did not have any use for a building.

Mr. Kelly also noted that this lot split would have to be a Non-Building declaration due to it not conforming to the requirements set forth in the SALDO.

Mr. Steinmiller made a motion for the Subdivision to be administered as a lot split seconded by Mr. Goroncy. All were in favor and Plan Acceptance was granted.

4:24

Mr. Kelly read the following from the agenda:

A.	Bayles Energy LLC, Proposed Power Generation Facility
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Township	Greene Township: Township Meeting December 17, 2015
Zoning	N/A
Site Control	11-05-0140: Galis (47 acres); under lease agreement (5.6 acres)
Driveway Permit, parking and utilities	Township Driveway permit 10/07/2016, Heavy Hauling Agreement: Carmichaels Road (T-500) Parking: RFM Utilities: <ul style="list-style-type: none">• Water: N/A• Electric: West Penn Power• Sewerage: N/A• Gas: Columbia Gas Transmission
Stormwater	Stormwater Approval: April 01, 2016
Conservation District/PADEP	Conservation District Approval
Total Area of Disturbance	5.6 acres
Narrative	Bayles Energy LLC, a wholly-owned subsidiary of IMG Midstream LLC, is proposing a small-scale natural gas powered electric energy generation facility. The remote-operated facility will consist of an approximate 110' x 63' building that houses three reciprocating engines, appurtenances and control room; three fifty-five foot high stacks and radiators; a gas conditioning skid, and small electrical substation over an approximate 212' x 187' graveled pad. The facility is self-contained and does not require running water or sewage/septic systems.
Request for Modification	N/A
Approval Requested	Request for extension of Final Approval

Mr. Kelly explained that this project was approved at the October meeting but due to construction scheduling they were asking to extend the approval by another six (6) months.

Mr. Goroney made a motion for extension of Final Approval of 6 months, seconded by Mr. Smith. All were in favor and the extension was granted.

Mr. Kelly read the following from the agenda:

B.	SDI Shop, Shaft Drillers International, Inc.
Township	Whiteley Township; Pre-Application Meeting w/Township- May 04, 2015

	Township letter dated July 27, 2015
Zoning	C-1; Zoning Approval received, July 27, 2015
Site Control	29-05-0101-C; Scott A. Kiger
Sewage	On-Site; Tim Neil- Sewage Enforcement Officer
Driveway Permit, parking and utilities	<p><u>Driveway Permit</u>: An HOP will be required from PennDOT to access S.R. 2018, Kirby-Garards Fort Road; Pending</p> <p><u>Parking</u>: On-site parking is proposed. The proposed shop will be for employees only. No public traffic is proposed on site.</p> <p><u>Utilities</u>: Electric and water are available</p>
Stormwater	Wind Ridge Engineering: July 02, 2015
Conservation District/PADEP	E&S Plan, Greene County Conservation District; July 07, 2015
Total Area of Disturbance	0.76 Acres
Narrative	SDI is proposing to construct a 9,600 square foot shop to be utilized as a maintenance and storage area for SDI operations and equipment with parking area.
Request for Modification	615: Reinstatement of Final Approval
Approval Requested	Request for extension of Final Approval
Representative	Wade Cowell

Mr. Kelly explained that under section 615 of the SALDO. A project only has nine (9) months to begin or the project will have to be considered a new application. The first request will be for a request for modification of section 615 to consider the extension after nine (9) months.

Mr. Steinmiller made a motion to modify Section 615 and seconded by Mr. Goroncy. All were in favor and the Request to Modify Section 615 was granted.

Mr. Goroncy made a motion for extension of Final Approval of 6 months, seconded by Mr. Steinmiller. All were in favor and the extension was granted.

Mr. Kelly read the following from the agenda:

C.	Coontz Enterprise – Warehouse: Modification of Plan
Township	Monongahela Township
Zoning	N/A

Site Control	16-03-0142 B & J: Coontz Enterprises
Driveway Permit, parking and utilities	Driveway access from SR. 88: Approval 11/09/11 Pending HOP for Stormwater Discharge Utilites: (Existing) <ul style="list-style-type: none"> • Water: SPWA • Electric: West Penn Power • Sewerage:
Stormwater	Under Review- Wind Ridge Engineering
Conservation District	Erosion and Sedimentation Controls
Total Area of Disturbance	Less than .5 acres
Narrative	Coontz Excavating is proposing significant changes to their onsite stormwater system. The project was previously approved in 2011. An underground water detention system is proposed that runs parallel to the PennDOT right of way. This system proposes a shift in water discharge from the south inlet across S.R. 88 to the north inlet.
Request for Modification	N/A
Approval Requested	Conditional Final Approval to Modify Existing Plan
Representative	Chris Furman, Makel and Associates Jamie Harshman, P.E., Harshman CE GROUP, LLC

Mr. Kelly introduced Mr. Furman from Makel and Associates and Mr. Harshman from Harshman CE Group, LLC representing the Coontz Enterprise project.

Mr. Furman gave a brief explanation of the project. He explained that in 2011 Mr. Coontz was granted Conditional Final Approval of a land development with an open swale stormwater design. He was able to purchase an adjacent lot and in doing so he moved his building over and instead of installing an open swale stormwater design he installed a french drain. In 2015 an “as built” was created for the project and found that it was not built to standards that were approved by the GCPC. They have been in process to design a project that will become compliant with the Greene County SALDO.

In the process of designing a new stormwater system it was discovered that the McIntires property is having drainage issues. On Mr. Coontz’s property two inlets, installed by PennDOT, drain across S.R. 88; one onto the McIntires and the other inlet drains onto Mr. Cumpston. Coontz engineer has

designed a stormwater plan that will remove all water from the south inlet to the north inlet, it goes through an underground storage facility and the engineer can better explain how that will slow down the flow and help alleviate the drainage issues that the McIntires have historically had on their property. Mr. Furman explained that the new plans will show the accurate location of the building including the additional owned property. Basically, the plan is to divert all the water from going off the site through two inlets and pipes and concentrate the flow into one.

Mr. Harshman explained that they were here tonight to seek approval of a revised plan design based off an “as-built” drawing that is different from what was previously approved through the planning commission for this site. The primary design of the land development is an “as-built” existing but the proposed new construction is an underground stormwater management system. Some of the concerns regarding the installed french drain is that instead of handling the stormwater it has picked up groundwater and is now directing the groundwater flow to the south inlet which drains onto the McIntires.

Mr. Harshman explained that they are going to intercept the french drain and re-route it through an underground system, a detention system. Some grading work will be completed on the site to divert any stormwater runoff from the site going into the south inlet. They are reducing the amount of runoff, mathematically to the PennDOT pipe; as it will be required by PennDOT. 20:23

The underground detention system is basic: two foot pipes will be bedded in stone, back filled with stone then connected through a manifold system. There are two inlets that will control the flow of water. The only work that will be done in the PennDOT right of way will be the connection that will connect to the existing inlet.

The overall construction of the stormwater detention system is below one acre of disturbance, according to Mr. Harshmann it will be closer to ½ an acre of disturbance. They have provided an E&S plan for the site and an NPDES permit will not be required.

The PennDOT HOP has been submitted.

Mr. Goroncy asked if PennDOT has been involved in any of the discussions leading up to the submittal of the HOP.

Mr. Harshmann explained that they have talked about the already existing permitted driveway entrance. He also noted that they needed to have an idea of what they are looking for as far as flow reduction.

Mr. Goroncy asked for clarification regarding the statement Mr. Harshmann made about the “decreasing the rate of flow”

Mr. Harshmann gave a few explanations and samples.

Mr. Goroncy asked if the PADEP is involved.

Mr. Steinmiller asked if by removing or rechanneling the french drain to the north inlet will help reduce the discharge rate.

Mr. Harshmann confirmed.

Mr. Burnett asked for confirmation that the water that the McIntires will be seeing will be water coming from SR 88. Mr. Harshmann confirmed.

Mr. Goroney asked who was going to be monitoring the detention system through the maintenance agreement.

Mr. Furman explained that the agreements are relatively standard. Mr. Furman read from the agreement itself to help answer his question. Basically, the township can ask for maintenance.

Mr. Burnett asked if Mr. Cumpston was ok with the discharge onto his property.

Mr. Furman explained that he has a discharge agreement with Mr. Cumpston.

A citizen that owns property nearby asked where the water was going to flow. --- After clarification, he was fine with the location of flow of water.

Mr. Burnett asked if the stormwater detention system was designed to handle the type of traffic that would be going on top of the system.

Mr. Harshmann explained that due to the location of the entrance and they type of traffic they have covered that bases.

Mrs. McIntire expressed that they have been fighting this since 2015 without having one thing done.

Mr. McIntire asked why, now did they need to have a PennDOT permission when before it wasn't required.

Mr. Harshmann explained that they did get an HOP for a driveway but they didn't get the HOP for stormwater discharges during the first round of review.

Mr. Kelly noted that for the original submission a minimal amount of stormwater discharge would go to the inlet.

Mrs. McIntire expressed that the site was never reviewed by anyone, that this should have never happened because no one was watching what he was doing as far as installing the stormwater drainage system.

Mr. McIntire asked if the county has hired an enforcement officer

Mr. Burnett explained that an enforcement officer has not been hired.

Mr. McIntire explained that each plan should be looked at and reviewed.

Mrs. McIntire explained that there should be repercussions for dealing with this issue for years with no resolution.

Mr. Kelly explained that the projects that are above 1 acre are required to have as built drawing filed at the courthouse in order to close out their NPDES permit. He also explained that the majority of all the projects are above the one acre threshold.

Mrs. McIntire explained that if they would not have complained or filed a complaint then he would have been allowed to do as he wished without recourse.

Mr. McIntire explained that he is satisfied because water wasn't going to go on them now, but Mrs. McIntire explained that they have heard this before and it still will.

Mr. McIntire asked what the timeline was going to be.

Mr. Kelly read the following conditions:

1. PennDOT Highway Occupancy Permit (HOP) for stormwater discharges must be obtained: must be co-applicant with Township
2. Upon granted Conditional Final Approval applicant has 14 days to apply for the HOP through PennDOT
3. Upon approval of the HOP the developer shall begin construction within 14 days. If a request for extension is needed based on cause- approval will be requested and granted by the Monongahela Township engineer, K-2 Engineering, Inc.
4. Performance bond for construction activities will be required by Monongahela Township.
5. Approval of revised Stormwater Management Plan
6. Execute Developer Agreement with Greene County Planning Commission
7. Complete Due Diligence with PA DEP to ensure all necessary permits are obtained.

Mr. Steinmiller asked who would be notified during this process. Mr. Furman explained that we can make it a condition that would need be met that the property owners were notified of an extension request.

Mr. Coontz said that he just wants to get this completed as quickly as he can.

8. A notice must be served to Denzel and Nancy McIntire in the event an extension is requested and granted.

Mr. Goroncy made a motion for Conditional Final Approval with above conditions and was seconded by Mr. Steinmiller. All were in favor and Conditional Final Approval was granted.

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 explained that the Sheetz will begin their construction very soon. They did have some issues regarding the subdivision but they are working it out.

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

Both storage units will be coming in soon.

- 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)

The Waste Transfer Station is going to use the existing building for their office and transfer facility.

- xviii. Proposed Dollar General, Cumberland Township (No Update)
- xix. Rhodes Cemetery, Franklin Township (Update)

Mr. Kelly explained that there is ongoing mediation regarding the Rhodes Cemetery.

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

I. NEW BUSINESS

II. CONSERVATION DISTRICT REPORT

III. PLANNING DEPARTMENT REPORT

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

IV. MEETINGS

- a. SPC TTC/TIP – April 20, 2017 @ 10:00 am: Pittsburgh
- b. Revision Ryerson April 19, 2017 @ 1:30pm: Ryerson

Mr. Steinmiller made a motion to adjourn, seconded by Mr. Goroncy. All were in favor

V. Adjournment – **NEXT MEETING IS SCHEDULED FOR May 01, 2017**

MEETING MINUTES CERTIFICATION

We, the undersigned, agree that the minutes taken above were approved in their entirety by the Greene County Planning Commission on May 15, 2017.

Chairman, Greene County Planning Commission

Secretary, Greene County Planning Commission