

**Greene County Planning Commission
Meeting Minutes
October 02, 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, Larry Stratton, Bryan Cole and Johnna Knapik

The following were not in attendance:

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.	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, on-site
Driveway Permit, parking and	Existing – Access onto SR 21 through easement (PennDOT HOP)

utilities	Parking- 28 parking spots available Utilities- Water: SWPA Electric: West Penn Power Natural Gas: To be provided by DTE Energy, Inc
Stormwater	Submitted Pending Review
Conservation District/PADEP	Submitted Pending Review: NPDES, GP-4 and Air Quality
Total Area of Disturbance	20 acres
Narrative	APV Renaissance Partners OPCO, LLC (APV) is proposing to construct and operate a power generation facility located in Monongahela Township adjacent to the former Hatfield Ferry Power Plant. 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 transmission line infrastructure and other ancillary facilities. The project require many federal, state and local permit approvals, see handout.
Request for Modification	None at this time
Approval Requested	Conditional Final Approval
Representative	Larry Drane, P.G. Project Manager; Tetra Tech

Mr. Kelly introduced Mr. Drane.

Mr. Drane introduce Chris Ganley. Mr. Ganley started with an update to the project.

He noted that the 1000 megawatt power generation facility has been in the design and planning process for about two to three years. It is being placed on the old coal lay down area on the Hatfield Ferry site. Mr. Ganley explained that there has been several key players that were brought on board upwards of 60 people have been involved in design, environmental specialists, engineers and lawyers with a recent milestone with Seamans as construction manager for the project.

The project schedule is still on schedule with a goal of the project being fully developed mid-2018, pending all necessary permits. Once the project is fully developed the next phase will be financing. Once financing is complete then they will have the construction funds to kick off large purchases. They can begin construction middle of next year with a 3 year construction cycle. They expect to be fully operational mid-2021.

Mr. Ganley noted that they are in the late stages of negotiations with Seamans for the EPC, engineering procurement construction of the project. They also signed contracts with Seamans to purchase the equipment that will be needed for the project. He is confident that they will also do the operations and maintenance for the project. They are negotiating a long-term maintenance contract.

It is important to seek financing for the project through investors and they are sending out a CIM, confidential information memorandum. This will describe the project in great detail. Mr. Ganley explained that there has been a lot of engineering work that has been done for this project to date, but the project will not be finalized until financing is released and obtained to complete the extensive engineering. Mr. Ganley noted that his team has an idea of what the engineering and layout is going to be but they are asking for a Conditional Final Approval, based on final grading and final engineering work for the project tonight to take to the investors.

Mr. Drane explained the location of the project. Mr. Drane explained how the gas process worked. He also explained that they were taking down one cooling stack. Mr. Drane explained the current conditions and showed a 3-D rendering of the proposed project. He also noted that there are multiple permits (attached) and have received two permits; Army Corp of Engineers and the GP-4. Mr. Drane went through the handout and explained the status of the permits. A geotechnical report has been done.

Mr. Drane explained that subdivision plan as well as the easement location map.

Mr. Drane explained that they are going to use Gate 3 as the main entrance into Parcel A and B. It is the western most existing entrance. He noted that there are several HOP's that exist for the Allegheny Energy Power site but they did not find a permit for Gate 3. They did find a temporary construction permit, but they are going to work with Allegheny Energy to obtain an HOP from PennDOT for the project. He explained that they will be submitting to PennDOT for a field scoping meeting.

Ms. Knapik asked who APV was communicating with at PennDOT.

Mr. Drane said that they were working with Rick Marker.

Mr. Drane explained that the stormwater plan is a bit uncommon. The site already has a stormwater control system in place due to the industrial activity already on site. There are concrete lined trenches that collect the stormwater discharge and send it north to a collection system that is pumped into a channel around the south of the facility and then pumped into an already existing treatment system. Mr. Drane explained that during the coal removal process they will still be using Allegheny Energy Service's existing treatment system, but once all the coal is gone they will be converting to their own outfall and detention pond.

The site is going to be backfilled with five foot of clean-fill. Channels will be created in such a way to maximize the ability to keep all water on site and detained through catch basins and drainage pipes.

DTE routing the gas line to the north of the property. Electrical will be through Allegheny power station. Water will be through SPWA off of Live Easy road.

Mr. Steinmiller asked if they are going to be anymore towers added or if it will be reduced by one.

Mr. Drane explained that they propose tearing down one tower and continuing the use of the existing tower.

Mr. Goroncy noted that there are two parcels, one north and one south. He asked what the plans for ownership of each.

Mr. Ganley explained that APV plans to own both parcels. The northern most parcel will be developed while the southern parcel will be later determined.

Ms. Matesic explained that there are a number of permits open for this project based off the list that APV has given to the Planning Commission. Each would have to be complied with and awarded and the GCPC would need to be updated regularly.

Mr. Goroncy noted that he is an employee of Tetra Tech and will be abstaining from the vote.

Mr. Steinmiller made a motion to grant Conditional Final Approval based off the completion of the PA DEP permitting, Jonna Knapik seconded the motion; all were in favor and Conditional Final Approval was granted.

B.	McNeely to Ferrari Lot Split / Subdivision Plan
Township	Jefferson Township
Zoning	Agriculture
Site Control	Douglas McNeely
Sewage	10 acre exemption
Driveway Permit, parking and utilities	Access is off of Ankrom Road, T-543
Narrative	Mr. McNeely is splitting off 10.8505 acres to his Grandson Colton for the use of a potential home site. Mr. Chuck Morris has agreed to execute an easement from T -543 to landlocked portion in the back.
Request for Modification	No request for modification at this time.
Approval Requested	To process as a lot split and waive Article IV Minor Subdivision

Mr. Kelly explained that Mr. McNeely agreed to add a Right of Way to his property to give frontage to a back lot. All were in a favor.

Mr. Stratton made a motion to waive Article IV Minor Subdivision to process as a Lot Split, seconded by Bryan Cole.

C.	Whipkey to Whipkey Lot Split / Subdivision Plan
Township	Gray Township
Zoning	N/A
Site Control	Gary and Donna Whipkey: 10-01-0111
Sewage	Existing
Driveway Permit, parking and utilities	Access off of Hidden Valley Road, T-390 All other utilities are existing
Narrative	Mr. and Mrs. Whipkey are splitting off 1.000 acre to potentially sell with an existing home.
Request for Modification	No request for modification at this time
Approval Requested	To process as a lot split and waive Article IV, Minor Subdivision

Mr. Goroney made a motion to waive Article IV Minor Subdivision to process as a Lot Split, seconded by Larry Stratton. All were in a favor.

D.	Garrison to DeBerry Lot Split / Subdivision Plan
Township	Monongahela Township
Zoning	N/A
Site Control	Mable Jane Garrison: 16-05-0120
Sewage	10 Acre Exemption
Driveway Permit, parking and utilities	Access off of Donham Road, T-393
Narrative	Ms. Garrison is splitting off 10.000 acres to her daughter, Sharon. Sharon DeBerry owns a 6.03 acre parcel abutting the split. She will execute a Deed of Incorporation after the 10.000 acre split is completed.
Request for Modification	No request for modification at this time
Approval Requested	To process as a lot split and waive Article IV, Minor Subdivision

Ms. Knapik made a motion to waive Article IV Minor Subdivision to process as a Lot Split, seconded by Jim Smith. All were in a 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 Brodak has submitted plans for his site. They will move forward as soon as possible.

- 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)
 - 4. **Ken Stoneking, Perry Township (Update)**

Mr. Kelly noted that the township did clean out the ditches and tried to divert the water off the roadway, but it has not rained since the initial complaint.

xviii. **Rhodes Cemetery, Franklin Township (Update)**

Mr. Kelly explained that the hotel has hired an engineer to go out and do a survey to show a proposed location of a moved burial grounds.

xix. Dollar General, Monongahela Township (Update)

Mr. Kelly explained that Dollar General was pending a permit for sewerage disposal.

xx. Dollar General, Center Township (Update)

Mr. Kelly noted that the Center Township Dollar General is pending sewage approval for their site.

xxi. G.J.K. & Sons – Franklin Township (Update)

Ms. Matesic explained that Reed Kiger and Gary Klinefelter has agreed to meet and try to work things out.

Mr. Kelly noted that

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**
 - a. Vote to adopt Zoning Ordinance, Mon October 9th**

II. NEW BUSINESS

- a. Public Hearing Notice – Hill Top Energy Center, Cumberland Township**

Mr. Kelly handed out the public notice for the Hill Top Energy Center

- b. GCPC Term Expirations: Alfred Burns, Larry Stratton and Jim Smith.**

Mr. Stratton and Mr. Smith explained that they are interested in continuing their term; Mr. Burns explained that he will think about it.

- c. Ruff Creek Act 537, Washington Township**

Mr. Kelly handed out the ACT 537 for comment

d. Greene County Conservation District nominations (Action)

Mr. Goroncy made a motion to approve the candidates Mr. Tom Headlee and Mr. Greg Hopkins, Mr. Stratton seconded the motion, all were in favor.

Mr. Kelly explained that the plans were available to review and if there are any comments please let him know so that he can relay it back to the townships for the following two meetings.

- e. Cumberland Township- Rice Water Services (PA) LLC
- f. Cumberland Township- AgriMed – Cannibus Cultivation
- g. Washington Township Comprehensive Plan

Mr. Kelly indicated that the Washington Township Comprehensive plan is well on its way and should be delivered soon for comment.

III. CONSERVATION DISTRICT REPORT

IV. PLANNING DEPARTMENT REPORT

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

V. MEETINGS

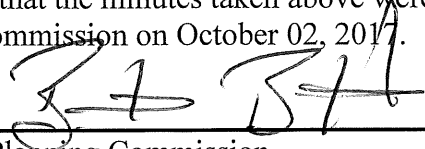
- a. SPC / Freight Forum– October 03, 2017 @ 10:00 am: Pittsburgh
- b. PennDOT Work Gp #3 – October 11, 2017 @ 10:00 am: District 12, Uniontown
- c. SPC / TTC – October 19, 2017 @ 10 am: Pittsburgh
- d. CPDAP – November 03, 2017 @ 10 am: State College

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

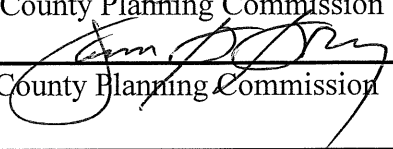
Mr. Cole made a motion to adjourn, Seconded by Mr. Goroncy, All were in favor.

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

