

**GREENE COUNTY PLANNING COMMISSION
93 EAST HIGH STREET
WAYNESBURG, PENNSYLVANIA 15370**

MEETING MINUTES FOR January 8th, 2024

I. CALL TO ORDER – Reorganization

Call to Order made at 6:00 pm

Reorganization:

- **Julie Gartell nominated for GCPC Chairman by Clint Blaney, Seconded by Brian Sokol.**
 - **Julie Gartell Became Chairman by Unanimous Vote**
- **Brian Sokol nominated for GCPC Vice Chairman by Jason Nicholson, Seconded by Greta Mooney**
 - **Brian Sokol became Vice Chairman by Unanimous Vote**
- **Larry Stratton nominated for GCPC Secretary by Clint Blaney, Seconded by Jason Nicholson**
 - **Larry Stratton became Secretary by Unanimous Vote**

II. ROLL CALL

The following members were present:

Jim Goroncy, Brian Sokol, Charles Lemley, Julie Gartell, Clint Blaney, Jason Nicholson, Greta Mooney, and George Scull

III. APPROVAL OF THE MINUTES – November 6th, 2023

Motion for Approval was made by Greta Mooney.

Motion was Seconded by George Scull

Board Unanimously in favor.

IV. PUBLIC DISCLOSURE:

N/A

V. EXECUTIVE SESSION (as-needed)

N/A

VI. PUBLIC COMMENT

N/A

VII. LAND DEVELOPMENT-

1.

A.	Equitrans Midstream - Compressor Station
Township	Gilmore Township
Zoning	N/A
Site Control	09-03-114
Driveway Permit, parking and utilities	Access: Taylor Run Rd Utilities: N/A Water: N/A Electric: N/A Sewerage: N/A
Stormwater	N/A
Conservation District/PADEP	
Total Area of Interest	40.12

Narrative	<p>It is the intent of this plan to:</p> <p>A New Compressor Building will be constructed to house the new turbine units An electrical building and air building will also be installed at site to protect the equipment contained inside them. The building will not be manned and are utilized for equipment protection and noise reduction purposes only</p>
Approval Requested	Preliminary Approval

- **Several Representatives from Equitrans presented information on the project, including details regarding the construction of the site, logistics regarding said construction, noise management, etc.**
- **Discussion was had regarding storm water management in reference to the percentage of impervious area**
 - **It was noted that Harshman Group has already preliminarily looked at the plans for storm water, as well as having been reviewed and approved by the DEP.**
 - **Some redesigns were made regarding storm water due to 50 and 100 year flood studies**
 - **It was noted that the construction did not/ would not occur in the area of a high quality water shed.**
- **It was noted that there was previously some opposition to construction on the site due to noise, but none recently.**
- **It was noted that traffic would be relatively minimal outside of exceptional circumstances**
- **Motion for modification made Jason Nicholson. Motion Seconded by Clint Blaney. Board Unanimously in Favor**

2. **OLD BUSINESS**

- a. Emberclear, Dunkard Township
- b. Luminous Keystone Renewable
- c. SPC: TTC – UPDATE
- d. Recycling-
 - i. ReTRACTS
- e. Railroad extension
- f. Dollar General, Mt. Morris, PA
- g. Historical Resources
- h. Parks and Recreation
- i. Municipal Zoning maps
- j. Blight (Heat Maps)

3. **NEW BUSINESS**

- a. Motion to give staff members the authority to approve Preliminary Land Development Plans
- **Discussion was had regarding the potential for the board to give preliminary and final approval on projects in a limited capacity.**
 - i. **The decision was postponed to a later date.**
- b. Bridges

Jeremy Kelly discussed the increase in public interest and opposition to construction on bridge #75.

Some discussion was had regarding the condition of the currently closed bridge, the details regarding new construction.

It was noted that there was an emergency study done on the site regarding Emergency services response times.

- c. Greene County Solid Waste Management Plan (Update)

Jeremy Gave an update regarding the Solid waste plan, including a discussion regarding the recycling program.

- d. Recycling Event May 15th and September 18th 2PM-6PM

- e. Assessment Data Update

Jeremy updated the Board regarding assessment data, noting that there was an increase in coal and improvement value and a slight decrease in land value.

- f. Blight Mapping Update

Tyler Zeh gave an update regarding blight mapping, showing completed townships at the point of the meeting.

- g. Tax Free Parcels

Jeremy updated the board regarding tax free parcels in Franklin Township, and had a general discussion regarding these properties.

- 4. CONSERVATION DISTRICT REPORT

N/A

- 5. PLANNING DEPARTMENT REPORT

- a. Lot Splits – Completed in 2023 (31)
- b. Tax Abatement – Completed in 2023 (63)

- 6. ADJOURNMENT – **NEXT MEETING IS SCHEDULED FOR February 5th, 2024**

Motion to Adjourn made by Brian Sokol. Motion Seconded by Clint Blaney.

Board Unanimously in Favor