

**Greene County Planning Commission  
Meeting Minutes  
March 02, 2020**

**CALL TO ORDER**

Mr. Goroncy called the meeting to order at 7:04 PM.

**ROLL CALL**

The following were in attendance: Jim Goroncy, Craig Pellegrini and Jonna Knapik

The following were not in attendance: Jim Smith, Alfred Burns, Larry Stratton and John Bokat

Staff Present: Jeremy L. Kelly, GCPC

Guests:

**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 – December 02, 2019**

Ms. Knapik made a motion to approve the December 02, 2019 meeting minutes and it was seconded by Mr. Pellegrini. All were in favor and the meeting minutes were approved.

**APPROVAL OF THE MINUTES – February 03, 2020**

Mr. Pellegrini made a motion to approve the February 03, 2020 meeting minutes and it was seconded by Ms. Knapik with a correction to remove language with Brent Burnett. All were in favor and the meeting minutes were approved.

**EXECUTIVE SESSION**

None

**PUBLIC COMMENT**

None

**LAND DEVELOPMENTS**

Mr. Kelly read the following from the agenda:

<b>A.</b>	<b>Star City Plan of Lots, Phillips Revocation</b>
<b>Township</b>	Jefferson Township (via phone call 01/28/2020)
<b>Zoning</b>	Village
<b>Site Control</b>	Jason and Erica Phillips
<b>Driveway Permit, parking and utilities</b>	Center Avenue (TR 568) Utilites: <ul style="list-style-type: none"><li>• Water: SPWA</li><li>• Electric: West Penn</li><li>• Sewerage: Dry Tavern Sewage</li></ul>
<b>Stormwater</b>	N/A
<b>Conservation District/PADEP</b>	Public Mailer
<b>Total Area of Disturbance</b>	N/A
<b>Narrative</b>	It is the intent of this Minor Resubdivision to incorporate the selected existing Parcels and Lots now belonging to Jason and Erica Phillips established in the Star City Plan of Lots laid out October 09, 1925 into one 16.002 acre parcel.
<b>Approval Requested</b>	Preliminary Approval

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

Mr. Sokol explained that he would entertain any questions that might come up regarding this project. All public mailers were mailed out.

Mr. Pellegrini asked for clarification of the reasoning behind the proposed revocation. He confirmed that it was requested by the bank, Mr. Sokol confirmed.

Mr. Kelly asked for the road easements to be explained. Mr. Sokol explained that the township has 21 years to open the road, if they do not they lose their right to open the road, but the roadway still maintains an easement that the entire subdivision still has rights to use.

Mr. Pellegrini asked for confirmation that they were not building over top of those right of ways, in which Mr. Sokol confirmed. The area is staked out already.

Mr. Goroncy asked if the plan will show all the parcels being combined. Mr. Sokol explained that they would likely be hooked together, because of the system updates that are needed.

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

I. OLD BUSINESS

- a. Mt. Morris Plan of lots (No Update)
- b. EQT Subdivision (Update)

Mr. Kelly explained that EQT submitted their plans for the subdivision proposed in Wayne Township. Franklin Township concurs with the course of action to help approve and move along the project quickly.

- c. NHS- Rt 21 East from Waynesburg to Uniontown (Update)

Mr. Kelly explained that the Federal Highway Administration is trying to remove Rt. 21 from the FHA list of roads. This would be detrimental to our area and several meetings occurred to help curtail that decision. Results are pending.

- d. SALDO update schedule (No Update)
- e. Comprehensive Plan Adoption (Update)

Mr. Kelly explained that the Comprehensive Plan was going to be considered for adoption at the March Commissioners meeting and will distribute the information as soon as it is released.

II. NEW BUSINESS

- a. Crash Data, PennDOT

Mr. Kelly noted that crash data from PennDOT is available and will be providing maps in the future to have a better understanding of clustered accidents in the area.

- b. PennDOT Connects, District 12

Mr. Kelly explained handed out the District 12 schedule for meetings regarding projects moving forward in the future.

- c. Perry Township; GC Bridge #5

Mr. Kelly explained that a constituent complained that the township redirected heavy traffic over a county owned bridge. This bridge was then examined for safety concerns and will be put on the TIP if needed.

- d. Morris Township, VFD

III. CONSERVATION DISTRICT REPORT

IV. PLANNING DEPARTMENT REPORT

a. Lot Splits

b. Tax Abatements

V. MEETINGS

a. SPC/TTC – 03/19

VI. ADJOURNMENT – **NEXT MEETING IS SCHEDULED FOR April 06, 2020**

**MEETING MINUTES CERTIFICATION**

We, the undersigned, agree that the minutes taken above were approved in their entirety by the Greene County Planning Commission on \_\_\_\_\_, 2020.

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Chairman, Greene County Planning Commission

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Secretary, Greene County Planning Commission