

**Greene County Planning Commission  
Meeting Minutes  
June 01, 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, Matt Cumberledge (on phone), and Larry Stratton (on phone)

The following were not in attendance: Jim Smith, Alfred Burns, Jonna Knapik, Dave Severini and John Bokat

Staff Present: Jeremy L. Kelly, Rich Cleveland (on phone) and Austin McDaniel, GCPC

**APPROVAL OF THE MINUTES – March 02, 2020**

Mr. Pellegrini made a motion to approve the March 02, 2020 meeting minutes and it was seconded by Mr. Goroncy. All were in favor and the meeting minutes were approved.

**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.**

**EXECUTIVE SESSION**

None

**PUBLIC COMMENT**

None

**LAND DEVELOPMENTS**

Mr. Kelly read the following from the agenda:

<b>A.</b>	<b>Beckham Plan of Lots</b>
<b>Township</b>	Monongahela Township (5/7/2020)
<b>Zoning</b>	N/A
<b>Site Control</b>	Charles Beckham 16-01-123
<b>Driveway Permit, parking and utilities</b>	Hartley Road (TR 688) Utilities: <ul style="list-style-type: none"><li>• Water: Existing</li><li>• Electric: Existing</li></ul>

	<ul style="list-style-type: none"> <li>• Sewerage: Existing</li> </ul>
<b>Stormwater</b>	N/A
<b>Conservation District/PADEP</b>	Non-Building Waiver signed by Tim Neal SEO Monongahela Township
<b>Total Area of Disturbance</b>	N/A
<b>Narrative</b>	It is the intent of this proposed subdivision to create three parcels from the original parent tract of 127.75 acres. Lot 102, 38.06 acres, will be separated between Hartley Road and once completed, a second 24.227-acre lot split on Turkey Knob Road, TR-678, and Hartley Road, TR-688, will take place.
<b>Approval Requested</b>	Preliminary Approval

Mr. Goroncy asked why they did not put all three lot splits on the same drawing.

Mr. Kelly explained that if you do all three at the same time it becomes just a subdivision and explained that they will do one per day because of the ordinance. Mr. Kelly also noted that they will have to change the name of the lot splits because of the numbering system of Tax ID's.

Mr. Goroncy asked if all members on the phone had a copy of the map.

Mr. Kelly explained that the Planning Commission was able to do a contingent approval based on the description provided over the phone.

Mr. Cumberledge and Mr. Stratton noted that they were in favor of the proposed idea.

Mr. Goroncy provided the description that there are no road frontage issues, all proposed lot splits had adequate road frontage, setback lines were in place on each of the lots, and non-building waivers were listed.

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

I. OLD BUSINESS

a. Mt. Morris Plan of lots (Update)

Mr. Kelly noted that a consent order had been approved by both parties however, they still wanted the Planning Commission to sign off on the consent order. It was noted that this request was refused last year and Kevin O'Malley has advised the change of language to be incorporated and he may be the one to sign the form.

b. SALDO Update Schedule (Discussion Point)

Mr. Kelly proposed a plan of going chapter by chapter to review the SALDO Comprehensive plan Adoption (Discussion Point)

Mr. Kelly discussed that a new Comprehensive Plan was adopted as an update to the 2008 Comprehensive Plan. 5 or 6 copies will be printed out and a digital online copy will be available online for viewing and printing by public. An executive summary was provided to show how the outline of the comprehensive plan was developed.

Mr. Goroncy asked how updates on the Comprehensive Plan we will reviewed, whether it be a quarterly or monthly review of the plan to set achievable goals.

Mr. Kelly noted that the concern may need to be discussed internally and as a Planning Commission. Mr. Kelly acknowledged that benchmarking had taken place after the 2008 Comprehensive Plan in order to update the new 2019-2020 Comprehensive Plan. Mr. Kelly said that he is working on a schedule to review each portion of the 2008 Comprehensive Plan and also what has been discussed in this comment period.

Mr. Goroncy asked if the new Comprehensive Plan supersedes the 2008 Comprehensive Plan.

Mr. Kelly acknowledged that the new Comprehensive Plan was an addition to the 2008 Plan. Due to missing elements in the 2008 Comprehensive Plan that didn't make it in the 2019 Comprehensive Plan update, it was decided to do it as an update to the 2008 Comprehensive Plan so we did not lose the 2008 Comprehensive Plan, therefore it does not supersede it.

Mr. Goroncy asked who the engineering firm was and if they were done with their contract.

Mr. Kelly responded that Macken Engineering was the engineering company that completed the Comprehensive Plan and that the contract is finished once they print it, unless the commissioners choose to allow them to go back and double check information.

Mr. Goroncy commented that as we go into the next 10 years following this plan, we have to evaluate how we are doing in order to make sure it is not put in a drawer and forgot about.

Mr. Kelly responded that he had a report and timeline that needs to be looked at and discussed in order to have reachable goals.

Mr. Goroncy stated that it is a complex plan with a lot to it.

## II. NEW BUSINESS

### a. **County Development Organization**

- i. New Location- 93 East High Street
- ii. Austin McDaniel Planning Associate (New Hire)
- iii. Richard Cleveland, Executive Director of County Development (New Hire)
- iv. Connie Bloom, Administrative Associate (New Hire)
- v. Rebecca Morris, Fiscal Associate (New Hire)
- vi. Kayla Reyes, IDA Associate (New Hire)
- vii. Crystal Simmons, CDBG/ HOME Program director
- viii. Bonnie Davis, CDBG Associate
- ix. David Craft, GIS Associate
- x. Jeremy Kelly, Planning Director

Mr. Kelly noted that there was a newly pitched reorganizational structure where several different elements are working together in one cohesive way. The outcome of that was to all move all the staff together into the second floor 93 East High Street County Office Building.

### b. **SPC/TTC- 2021 :2024 TIP Comment Period**

Mr. Kelly explained that the comment period for the SPC/ TTC will end sometime at the end of this month, June, and that everyone was sent the link of the public meeting which was video streamed to see what projects are coming up as far as the 2021- 2024 PennDOT Projects. Comment sheets were provided at the meeting and they are accessible online if there was anything to add.

Mr. Kelly also mentioned that there is an 8-million-dollar Betterment Project that will be coming to take care of Greene Street and High Street.

Mr. Kelly raised concern on a new issue that the oil and gas industry shifted south central and that they are using RT. 218., which may cause issues when school is in session. Kids will be released out of the school with heavy water trucks coming down the road which have slower stopping speeds. A comment was noted to District 12.

**c. DCNR- 2014- 2019 Pennsylvania Land and Water Trail Network Strategic Plan**

Mr. Kelly stated that they are starting the Pennsylvania Land and Water Trail Network Strategic Plan and it is a plan that occurs every 5 years. They are looking for comments on the link provided.

Mr. Kelly stated that there has been an emphasis on resources, trails, and trail networks in our region for a while and that it has been ramped up due to social distancing/ trying to get everyone outside. Mr. Kelly felt it would be important for us to have a say in the water and trail network.

**d. BFS- Mt. Morris, Perry Township**

Mr. Kelly explained the BFS project and how the project got stalled due to a HOP eight years ago. Once the HOP was cleared up, it was an agreement lease/land issue. The issue has since been resolved and it will be coming through the Planning Commission once again. They had asked to be taken off the agenda eight years ago, so everything will have to be restarted.

Mr. Goroncy asked if they were looking to expand.

Mr. Kelly responded saying it will be the same plans and that they want to demolish, however we do not know for sure until we see the plans.

**e. Mt. Morris Tabernacle- Mount Morris Perry Township**

Mr. Kelly stated that there is a right of way issue that exists between the Tabernacle and the house next to it, as the house is to be torn down and a community center be put up. An issue that may arise is that a 33 ft. right away that was never built, so now it becomes a right a way that everyone can use. The issue is, the cemetery on the other side is not in agreement with the other structures coming and they do not want their 33 foot right of way to be encroached upon.

Mr. Goroncy and Mr. Cumberledge asked if asked if there was another good access point to the cemetery.

Mr. Kelly noted that there is another access point to the cemetery. He mentioned that there has been an agreement made behind the parsonage to another access

point, and a right of way has been granted to use instead of utilizing the right away right next to the church. It was noted that the church will be moving the transformer out of the right of way.

**f. EQT Compressor Station- Wayne Township**

Mr. Kelly mentioned that EQT has done a property acquisition for a lot split and that they will be submitting plans for a compressor station to the Planning Commission soon.

**g. Parkview Knoll Housing Development- Cumberland Township**

Mr. Kelly mentioned that in 1981, Parkview sold to a development company in Pittsburgh and they have since redone the road after it was sold. A meeting was scheduled for a site visit because water is running off the road where it should not have been, and the landowner's yard is flooded.

Mr. Goroncy asked if the reason that the Planning Department is involved is because it was pre-Cumberland Township SALDO.

Mr. Kelly stated that was correct because it was approved in 1981. A plan review was conducted and a right to know request was completed. We agreed for a site visit, however, they filed papers and ever since, the Planning Department has wanted to pull out of the site meeting to let them figure it out per Kevin O'Malley's request.

Mr. Goroncy asked what had changed since then.

Mr. Kelly responded that the plan states that there should be no curbs and when the roads were redone, they put in a curb. All the water has since been redirected to the neighboring property instead of the storm water basins.

Mr. Goroncy noted that 6 or 7 habitat homes are on the other side of that issue.

III. CONSERVATION DISTRICT REPORT

IV. PLANNING DEPARTMENT REPORT

a. Lot Splits- 10 Active Lot Splits

b. Tax Abatements- 21 Tax Abatements (3 Ag, 19 Re) 11 new homes

V. MEETINGS

a. SPC/TTC – June 18, 2020

VI. QUESTIONS

Mr. Pellegrini questioned what happened with the Mount Morris Bridge.

Mr. Kelly responded that the landowner stated that he thought Mr. Kelly said that he would fix certain things in a Perry Township meeting. The bridge was reviewed by our engineer and we have 5 or 6 bridges that will need to go on the TIP. There are cosmetic issues on the bridge after it was hit but the truss's underneath is still strong. The township decided not to put lights up and we are fortunate that the township engineer is the same one we use on our bridges. A solution of not putting up flashing lights near the property owners house has been decided.

VII. ADJOURNMENT – **NEXT MEETING IS SCHEDULED FOR July 06, 2020**

Mr. Pellegrini made a motion to adjourn at 7:37 p.m. and it was seconded by Mr. Goroncy. All were in favor and the meeting was concluded.

**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