

**Greene County Planning Commission
Meeting Minutes
July 06, 2020**

CALL TO ORDER

Mr. Goroncy called the meeting to order at 7:01 PM.

ROLL CALL

The following were in attendance: Jim Goroncy, Matt Cumberledge, Jonna Knapik, and Jim Smith

The following were not in attendance: Alfred Burns, Larry Stratton, Dave Severini, Craig Pellegrini and John Bokat

Staff Present: Jeremy L. Kelly and Austin F. McDaniel, GCPC

Guests Present: Bob Gage, Howard Goodstein, Michael Allen, Jon Feathers, Andrew Kinter, Erika Whetstone, Randall Myers

APPROVAL OF THE MINUTES – June 01, 2020

Mr. Smith made a motion to approve the June 01, 2020 meeting minutes and it was seconded by Mr. Cumberledge. 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:

A.	CNX Morris Station
Township	Gray Township
Zoning	N/A
Site Control	CNX Midstream Partners, LP (10-01-0137)
Driveway	Stringtown Road, State Route 4015
Permit, parking	Utilities: Existing

and utilities	<ul style="list-style-type: none"> • Water: N/A • Electric: West Penn • Sewerage: N/A
Stormwater	Under Review
Conservation District/PADEP	PADEP ESCGP- January 2020 (As Built)
Total Area of Disturbance	N/A
Narrative	It is the intent of this proposal to construct a new compressor shelter building, now belonging to CNX Midstream Partners, LP, established in the parcel 10-01-0137.
Approval Requested	Plan Acceptance Preliminary Approval
Representative	Andrew Kinter, CNX Midstream Partners LP, Coordinator- Permitting

Mr. Kinter explained that CNX was to build two new compressor shelter buildings at the existing Morris Township location. Mr. Kanter explained that the structures were originally permitted in 2013 and the project was to replace the previous compressors that were leased by CNX when the site was first built.

Mr. Goroncy asked if the footprint of the pad would change and if the ENS was the same.

Mr. Kinter replied that there are no proposed changes to the footprint and all stormwater controls are set in place.

Mr. Kelly questioned if they would have to modify their ESCGP.

Mr. Kinter replied that they would not because everything is being confined within limit of disturbance.

Mr. Goroncy and Mr. Kelly raised the concern of sound panels and walls for sound control.

Mr. Kanter acknowledged that he was not aware of a state mandate at this time.

Ms. Knapik made a motion to approve the CNX Morris Station for Plan Acceptance and it was seconded by Mr. Smith. All were in favor and the motion was approved.

Ms. Knapik made a motion to approve the CNX Morris Station for Preliminary Approval and it was seconded by Mr. Smith. All were in favor and the motion was approved.

B.	Mt. Morris Gospel Tabernacle Recreation Center
Township	Perry Township
Zoning	N/A
Site Control	Mt. Morris Gospel Tabernacle (20-05-181-C)
Driveway Permit, parking and utilities	School Road, Twp. Rt 601 Utilities: Existing <ul style="list-style-type: none"> • Water: Mt Morris Water & Sewage Authority • Electric: West Penn • Sewerage: Mt Morris Water & Sewage Authority
Stormwater	Under Review StormTech Chamber SC- 160LP
Conservation District/PADEP	NPDES
Total Area of Disturbance	1.73 acres
Narrative	It is the intent of this proposal to construct a new recreation center, now belonging to Mt. Morris Gospel Tabernacle, established in the parcel 20-05-181-C.
Approval Requested	Plan Acceptance Preliminary Approval
Representative	Michael Allen, Accelerated Construction Services

Mr. Allen explained that the recreation center will include a day care, a kitchen for events, and compared the similarities to the EQT Center in Waynesburg.

Mr. Goroncy questioned if the NPDES Permit was already submitted and what kind of controls are set in place for runoff.

Mr. Allen explained that the NPDES Permit was submitted and Mr. Kelly explained the runoff to Mr. Goroncy.

Mr. Kelly made the comment that there might be a request for modification in regards to parking since there will be a dual-purpose parking lot that exists between the Church and the Recreation Center. He also acknowledged that there is still research going on regarding the ownership and how far School Road ends as a public Street.

Mr. Cumberledge made a motion to approve the Mt. Morris Gospel Tabernacle Recreation Center for Plan Acceptance and it was seconded by Ms. Knapik. All were in favor and the motion was approved.

Mr. Smith made a motion to approve the Mt. Morris Gospel Tabernacle Recreation Center for Preliminary Approval and it was seconded by Mr. Cumberledge. All were in favor and the motion was approved.

C.	Mt. Morris Reality Company Re-Subdivision
Township	Perry Township
Zoning	N/A
Site Control	Multiple Owners: Old Palace Limited, Inc. and Richard A. Smith
Driveway Permit, parking and utilities	Mt. Morris Road, State Route 19 Edward Ave, Twp. Rt 820 Virginia Street, Twp. Rt 869 Utilities: (Existing) <ul style="list-style-type: none"> • Water: N/A • Electric: N/A • Sewerage: N/A
Stormwater	N/A
Conservation District/PADEP	Non-Building Waiver
Total Area of Disturbance	N/A
Narrative	It is the intent of this Minor Subdivision to extend the selected existing Parcels and Lots belonging to Old Palace Limited and Richard A. Smith as established in the Mount Morris Reality Company Addition to Mount Morris in November 1911 to the middle of un-opened Alleys and Streets.
Approval Requested	Conditional Final Approval
Representative	Brian Sokol, Buck Ridge Engineering

Mr. Kelly explained that there will need to be a motion to take the item off the table since there was a motion to place it on the table in a previous meeting.

Ms. Knapik made a motion to place the Mt. Morris Reality Company Re-Subdivision back on the table and it was seconded by Mr. Cumberledge. All were in favor and the motion was approved.

Mr. Sokol explained that they were memorializing the paper streets after not being opened for 21 years. A settlement agreement that was not reached was the reason for the tabling

last time and moving property lines is the only action going on at this time, no construction.

Mr. Goroncy questioned a vacated area on the drawing and noted that all alleys and streets are to be maintained for private use.

A constituent raised concern regarding the monumentation of the lots and the main lot corners for future use.

Mr. Sokol noted that this issue was addressed by the previous Planning Director, Robbie, who did not require them for the purpose that it had over 400 corners.

The constituent noted that it would be a good idea to monument the main corners so individuals can find them years from now.

Mr. Sokol noted that if Mr. Smith wants his pins set on his property that he could do that for him.

Another constituent noted that they wanted their property surveyed and wanted a starting point on Mr. Smith's property, however they could not receive an answer. They wanted to know how they could find something if a monument is not in the ground.

Mr. Sokol noted that there is more than enough monumentation to find property lines and he is able to set pins on Mr. Smith's property if requested.

Mr. Kelly noted that deeds from Mr. Smith will be needed as well as a Non-Building Waiver.

Mr. Brandon Meyers asked for a time frame on the deeds so it would not be everlasting to receive them.

Ms. Knapik made a motion to set time limit on the new deeds to two weeks and it was seconded by Mr. Cumberlandge. All were in favor and the motion was approved.

Ms. Knapik made a motion to approve the Mt. Morris Reality Company Re-Subdivision for Conditional Final Approval and it was seconded by Mr. Smith. All were in favor and the motion was approved.

D.	BFS Mt. Morris
Township	Perry Township
Zoning	N/A
Site Control	Old Palace Ltd. (20-06-155-A and 20-06-155)

Driveway Permit, parking and utilities	Locust Ave., State Route 2009 Utilities: Existing <ul style="list-style-type: none"> • Water: Mt Morris Water & Sewage Authority • Electric: West Penn • Sewerage: Mt Morris Water & Sewage Authority
Stormwater	Under Review
Conservation District/PADEP	N/A
Total Area of Disturbance	Less than an acre.
Narrative	It is the intent of this proposal to demolish and reconstruct the BFS convenience store. The property is leased to Bruceton Farm Service Inc., by Old Palace Ltd., established in the parcels 20-06-155-A and 20-06-155.
Approval Requested	Conditional Final Approval
Representative	Jon Feathers, BFS Howard Goodstein, BFS

Mr. Goodstein laid forth the plans of the BFS Convenience Store.

Mr. Kelly acknowledged that a lot split must still take place in order to meet the setback ordinances.

Mr. Cumberledge made a motion to approve the BFS Mt. Morris for Conditional Final Approval and it was seconded by Mrs. Knapik. All were in favor and the motion was approved.

E.	Dollar General
Township	Dunkard Township
Zoning	N/A
Site Control	Frederick Shuppe (06-06-103) Proposed Lot Split
Driveway Permit, parking and utilities	Budapest Road, Twp. Rt 416, Bobtown Road, State Route 2011 Utilities: Existing <ul style="list-style-type: none"> • Water: East Dunkard Water Authority • Electric: West Penn • Sewerage: On Lot System Approved
Stormwater	Under Review
Conservation District/PADEP	NPDES Permit
Total Area of	N/A

Disturbance	
Narrative	It is the intent of this proposal to construct a new Dollar General Store, now belonging to Frederick Shuppe, established in the parcel 06-06-103.
Approval Requested	Conditional Final Approval
Representative	Bob Gage, GBT Realty

Mr. Gage explained the proposed project. He noted that the road was moved 20 feet west for improved sightlines and that the sightlines exceeded PENNDOT’s requirements. They are only awaiting the County’s Engineers Review on the stormwater.

Mr. Goroncy questioned if the utility pole was moved in the plans.

Mr. Gage explained that it did move to the other side of the road.

Mrs. Gatrell noted that all the Dollar Generals are usually clean around the area except Waynesburg’s.

Mr. Gage noted that the landowners are responsible for all the maintenance as it is in the lease.

Mr. Smith made a motion to approve the Dunkard Township Dollar General for Conditional Final Approval and it was seconded by Ms. Knapik. All were in favor and the motion was approved.

I. OLD BUSINESS

II. NEW BUSINESS

- a. Carmichaels Borough Zoning
- b. CNX Lot Split
- c. 2020 Regional Transport Safety Action Plan

Mrs. Gatrell introduced herself to the Planning Commission Board. She noted that she is a part of a citizens group who reviews what the County needs, what needs improved on in the county, what kind of businesses need drawn to the County, and looks at issues on school quality and taxes. She raised concerns about missing opportunities in the past and wanted to reinforce that we should be looking to better the county for future development and generations.

III. CONSERVATION DISTRICT REPORT

IV. PLANNING DEPARTMENT REPORT

- a. Lot Splits- Appendix A
- b. Tax Abatements- Appendix B

V. MEETINGS

- a. SPC/TTC – June 18, 2020

VI. QUESTIONS

VII. ADJOURNMENT – **NEXT MEETING IS SCHEDULED FOR August 03, 2020**

Mr. Cumberledge made a motion to adjourn at 8:16 p.m. and it was seconded by Ms. Knapik. 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.

Chairman, Greene County Planning Commission

Secretary, Greene County Planning Commission