

**Greene County Planning Commission
Meeting Minutes
August 03, 2020**

CALL TO ORDER

Mr. Goroncy called the meeting to order at 7:02 PM.

ROLL CALL

The following were in attendance: Jim Goroncy, Craig Pellegrini, Larry Stratton via phone, and Julie Gatrell

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

Staff Present: Jeremy L. Kelly, Rich Cleveland via phone and Austin F. McDaniel, GCPC

Guests Present: Andrew Kinter and Erika Whetstone

APPROVAL OF THE MINUTES – July 06, 2020

Mrs. Gatrell made a motion to approve the June 06, 2020 meeting minutes and it was seconded by Mr. Pellegrini. 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. McDaniel read the following from the agenda:

A.	CNX Buckland Station
Township	Richhill Township
Zoning	N/A
Site Control	CNX Midstream Partners, LP (22-03-0148)
Driveway	Buckland Road, Twp. Rt 334
Permit, parking and utilities	Utilities: Existing <ul style="list-style-type: none">• Water: N/A• Electric: West Penn

	<ul style="list-style-type: none"> • Sewerage: N/A
Stormwater	Under Review
Conservation District/PADEP	PADEP- ESCGP- 3
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 22-03-0148.
Approval Requested	Plan Acceptance Preliminary Approval
Representative	Andrew Kinter, CNX Midstream Partners LP, Coordinator- Permitting

Mr. Kinter explained the project. He acknowledged that from an Earthwork standpoint, the proper permits were obtained in late 2018 from PADEP and that the site was constructed last year. It is currently in service for gas with dehydration at this point only. Compression will be added later this year and that is why they are seeking approval.

Mr. Goroncy asked if the project was similar to the Stringtown Road project presented at the last GCPC meeting.

Mr. Kinter explained that the new construction is very similar to the Stringtown Road project and the building will be constructed by the same manufacturer. The purpose of the building is to keep the weather off the compressors and control the sound to some degree.

Mr. Goroncy asked if all the E&S controls for the Earthwork were put in place.

Mr. Kinter explained that there is no new Earthwork nor disturbances and explained that the site is built with functional storm-water controls in place.

Mr. Kelly explained that this project brings up a point in our SALDO that needs to be addressed one day. The description of pre-existing conditions needs revisited, as the project may have been constructed years ago with storm-water controls already in place but only the building is being presented before the Planning Commission. The question raised is what is considered an existing condition, as it is not defined in the SALDO, therefore only the building is under review.

Mr. Goroncy asked that when the project was built, was it under DEP permit with all the E&S plans. Mr. Goroncy also asked if the County is going to review the stormwater management plans and if the plans are a part of the approval process.

Mr. Kelly acknowledged they had all the permits and that Mr. Goroncy was under the correct assumption regarding the approval process.

Mr. Kinter stated that from a storm-water perspective, the addition of the building with the roof and runoff should not change the volume or rate of stormwater from the site.

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

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

B.	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 and utilities	Utilities: Existing <ul style="list-style-type: none"> • Water: N/A • Electric: West Penn • Sewerage: N/A
Stormwater	Under Review
Conservation District/PADEP	PADEP
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	Conditional Final Approval- SMR.
Representative	Andrew Kinter, CNX Midstream Partners LP, Coordinator- Permitting

Mr. Goroncy questioned whether the stormwater management review had been started.

Mr. Kelly noted that the stormwater management review had been started, however the individual who had been reviewing our plans for the stormwater has been out of the office. CNX delivered their plans in a timely manner.

A constituent raised a concern regarding the project. The constituent questioned why CNX was asking for permission to install the compressor shelter building. The individual noted that the land was formerly owned by CONSOL Energy and gave information regarding the decibel levels that the neighboring properties receive from the compressors. The constituent welcomed the project but urged CNX to be neighbor friendly.

Mr. Kelly explained that the reason CNX came to the Planning Commission now is because CNX is trying to put a building on the property. Mr. Kelly explained that in the SALDO, the only thing that triggers a review is the building of a permanent structure that follows the UCC building code.

The constituent agreed that the site needed a building, however the constituent commented that the site had been started in the late 2000's and there has never been a review on anything.

Mr. Kelly further explained that some areas of Greene County, especially the western side of the

County, do not have applicable zoning. Mr. Kelly explained that some Planning Commissions do not require property notifications but since Greene County's SALDO does, that is why he received the notification.

The constituent raised one last question regarding whether or not the new compressor station will control all the noise from the compressors.

A representative of CNX stated that the buildings weren't designed to contain all the noise. The representative noted that recently when flairs were scheduled to go off, 911 and first responders were notified however neighbors aren't contacted. The USA units will not be covered however they will be on the other side of the building away from the neighboring houses.

Mr. Goroncy noted that it was good that the constituent had a contact from CNX and explained that he was hopeful that CNX would listen to landowners' concerns since they will be in the County for the long-haul. He also explained that this governing body does not have control over the noise.

Mr. Stratton made a motion to approve the CNX Morris Station for Conditional Final Approval and it was seconded by Mrs. Gatrell. All were in favor and the motion was approved.

I. OLD BUSINESS

- a. Mt. Morris Gospel Tabernacle Recreation Center (Action Item- Special Meeting)
- b. Mt. Morris Realty Company Re-Subdivision
- c. BFS Mt. Morris
- d. Dollar General

Mr. Kelly explained that the Mt. Morris Gospel Tabernacle Recreation Center was in need of a special meeting. In regards to public notifications, there was a miscommunication. The standards weren't met for notifications to neighboring properties and the Planning Commission wanted to make sure everyone was informed. The NPDES permit and the Stormwater are under currently under review and Mr. Kelly asked the board to make a motion for the special meeting to get the Recreation Center on the agenda as well as the CNX Buckland Station for Conditional Final Approval.

Mrs. Gatrell made a motion to review the Mt. Morris Gospel Tabernacle Recreation Center and CNX Buckland Station on August 24th, 2020 and it was seconded by Mr. Pellegrini. All were in favor and the motion was approved.

Mr. Kelly explained that there was a slight revision to the Mt. Morris Realty Company Re-Subdivision. Mr. Kelly noted that there were technical difficulties getting the map plotted out he will reach out to the board later in the week to get it signed.

Mr. Kelly stated that BFS Mt. Morris project is still under stormwater review however the lot split/subdivision has been approved.

Mr. Kelly acknowledged that the Dunkard Township Dollar General received their NPDES permit once the stormwater review was satisfied. The Planning Department will need to get them a letter notifying that they are cleared to advance the project.

II. NEW BUSINESS

- a. Airport Reporting
- b. Restructuring
 - Planning Flowchart
- c. Rebranding
 - Logo
 - Open House
- d. Comprehensive Plan
 - Supporting Documents
- e. Plans/ Studies
- f. Carmichaels Circle

Mr. Kelly explained that the restructuring of the department included the idea of a one stop shop. The new name of the department is Greene County Planning and Community Development, which is comprised of CDBG, IDA, RDA and Planning. Mr. Kelly provided a flowchart regarding the duties of the Planning Department.

Mr. Goroncy asked for clarification of the Planning Departments duties with the FEMA Floodplain.

Mr. Kelly explained that he is the County Administrator for floodplains. He explained that Planning is the keeper of the maps and addressed an issue that the County cannot issue a base floor elevation to individuals seeking that information. The Planning Department directs individuals seeking that information to do modifications which then get handed off to FEMA.

Mr. Kelly alluded to the fact that the Planning Department went through the process of rebranding which included a new logo from Direct Results. Instead of using the Greene County seal, the Planning Department can use the new logo on letterhead and forms.

Mrs. Gatrell reiterated that a one stop shop is a good thing to come to the County. It was mentioned that departments beforehand were subdivided and now individuals seeking information can come to one centralized location.

Mr. Kelly informed the board that an Open House was scheduled to take place in late August however that has been postponed. All the board members will be invited once a date is established.

Mr. Kelly addressed the issue regarding the fact that the Comprehensive Plan documents that had "Draft" issued on the final version.

Mrs. Gatrell recalled that when she tried to obtain the Comprehensive Plan online, she was not able to get the full scope of the plan. She asked if it would be made available to the public.

Mr. Kelly responded with the fact that the plan is now on the website which can be download directly from the site.

Mr. Kelly acknowledged that the department attended the PSATS meeting with the townships. The purpose of the meeting was to gain information and insight on issues within the townships so Planning can assist them with future projects and funding. Understanding utilities is a top priority and work on those plans will soon begin in the Fall.

Mr. Kelly informed the board that Carmichaels Borough will get their zoning approved soon and a meeting took place regarding their Town Circle. Speeding was brought to the attention of the Planning Department and a study may be presented sometime in the future.

Mr. Goroncy asked if speed bumps were an option.

Mr. Kelly acknowledged that immediate actions could take place however this is the first time the issue has been brought about. Keeping the aesthetics is a careful conversation that needs to occur with PENNDOT. Funding and affordability will need to be addressed.

III. CONSERVATION DISTRICT REPORT

IV. PLANNING DEPARTMENT REPORT

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

Mr. McDaniel discussed that the lot splits for the BFS Convenience Store and Beckham Plan of Lots were finalized, as they were both on previous agendas. Mr. McDaniel also informed the board that Richhill Township was being conveyed land from CNX by a lot split. A separate appendix was attached showing the current Lot Splits for the year.

V. MEETINGS

- a. SPC/TTC – August 20th at 10:00 a.m.

VI. ADJOURNMENT – **NEXT MEETING IS SCHEDULED FOR September 14, 2020**

Mr. Pellegrini made a motion to adjourn and it was seconded by Mrs. Gatrell. All were in favor and the meeting was concluded.