

**Greene County Planning Commission
Meeting Minutes
August 24, 2020**

CALL TO ORDER

Mr. Goroncy called the meeting to order at 7:00 PM.

ROLL CALL

The following were in attendance: Jim Goroncy, Larry Stratton, Jonna Knapik, Matt Cumberledge and Julie Gatrell

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

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

Guests Present: Matt Keller and Zack Basinger

APPROVAL OF THE MINUTES – August 3, 2020

Mr. Stratton made a motion to approve the August 3, 2020 meeting minutes and it was seconded by Mrs. Gatrell. 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.	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

	<ul style="list-style-type: none"> • 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	Conditional Final Approval- SMR, NPDES, Letter from Perry Township
Representative	Michael Allen, Accelerated Construction Services

Mr. Allen introduced the project to the board. Mr. Allen explained that the construction time frame was expected to be anywhere from six to seven months once construction began.

Mr. Goroncy asked if Accelerated Construction was ready to start as soon as all the permits were issued.

Mr. Allen confirmed that Accelerated Construction was ready to begin the project as soon as the house that currently resides on the property is demolished. Mr. Allen specified that Accelerated Construction is ready to begin immediately once they receive their permits and Mr. Allen also informed the board that the building is a Kirby pre-engineered facility that will be shipped from Portland, Tennessee.

Mr. Goroncy questioned if there was an elevation drawing.

Mr. Allen provided Mr. Goroncy with the drawing located in A-2.1 and explained that the building will be constructed with stone rather than brick.

Mr. Basinger from the Greene County Conservation District mentioned that he asked for two new copies of plans from Accelerated Construction in regards to the NPDES Permits and he informed the board that he had a few comments that needed to be resolved, however, he anticipated that those comments would not be an issue. Mr. Basinger asked Mr. Keller to call his office for a pre-construction meeting once they were ready to begin building.

Mr. Kelly noted that there were still a few comments regarding the stormwater review that needed resolved.

Mr. Stratton asked if the building was going to be brought into Mt. Morris via a truck.

Mr. Allen answered that there will be six or seven truck loads hauling the building into Mt. Morris and further went on to explain all the amenities that the Family Life Center will offer. Mr. Allen also explained how they will keep children, as well as the public, safe.

Mr. Kelly explained that Accelerated Construction was very close to obtaining their NPDES permit and their stormwater approval, however, Mr. Kelly informed Accelerated Construction that there might

be an issue they want to resolve pertaining to a neighboring property.

Mr. Allen stated they would address the issue and also clarified that they hand delivered their notifications while making the neighboring properties aware that there may be increased truck traffic as well as increased noise. Mr. Allen claimed that Accelerated Construction has strict safety policies, as well as a zero-tolerance policy for subcontractors, regarding littering or drinking in an effort to be good neighbors.

Mr. Goroncy asked that since there was a question regarding property control, was there a survey that was reviewed.

Mr. Allen responded that they reviewed the appropriate tax records for notifications.

Mr. Goroncy asked if Accelerated Construction was expanding the parking area and where the drawing was located showing the change.

Mr. Allen responded that the drawing was located in section C-1.02.

Mr. Kelly informed the board that it was simply a soil stockpile.

Mr. Allen explained that the building will be accessible from the lower and upper floors.

Mrs. Gatrell raised a concern regarding school starting back up, with respect to the potential impacts on bus routes and students during school hours.

Mr. Allen responded by verifying that no equipment will be taken off-site once it arrives and if an issue arises, Accelerated Construction will put in traffic controls if necessary.

Ms. Knapik made a motion to approve the Gospel Tabernacle Family Life Center for Conditional Final Approval and it was seconded by Mr. Cumberledge. All were in favor and the motion was approved.

- I. OLD BUSINESS
- II. NEW BUSINESS
- III. CONSERVATION DISTRICT REPORT
- IV. PLANNING DEPARTMENT REPORT
- V. MEETINGS
- VI. ADJOURNMENT – **NEXT MEETING IS SCHEDULED FOR September 14, 2020**

Mr. Stratton made a motion to adjourn and it was seconded by Mr. Cumberledge. 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