

**Greene County Planning Commission
Meeting Minutes
December 7, 2020**

CALL TO ORDER

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

ROLL CALL

The following were in attendance: Jim Goroncy, Matt Cumberledge via phone, Larry Stratton, Brian Sokol and Julie Gatrell

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

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

Guests Present: N/A

APPROVAL OF THE MINUTES – November 2, 2020

Mr. Stratton made a motion to approve the November 2, 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

N/A

PUBLIC COMMENT

N/A

LAND DEVELOPMENT

Mr. McDaniel read the following from the agenda:

A.	Lushen to Wilson Lot Split
Township	Richhill Township
Zoning	N/A
Site Control	Frank P. Lushen 22-11-101

Driveway Permit, parking and utilities	Fairview Church Road, S.R. 4008 Utilities: Existing <ul style="list-style-type: none"> • Water: Existing • Electric: Existing • Sewerage: Existing
Stormwater	N/A
Conservation District/PADEP	N/A: Non-Building Waiver
Total Area of Disturbance	N/A
Narrative	It is the intent of this proposed subdivision to create a new parcel from the original tract, parcel 22-11-101. The new parcel, 12.368 acres, has access to Fairview Church Road, S.R. 4008
Approval Requested	Lot Split or Minor Subdivision

Mr. McDaniel explained that the lot being subdivided had previously been split twice by the same owner. Mr. McDaniel mentioned that there is an easement to get to the neighboring property to the north and that the property boundary is located near that easement. Mr. McDaniel explained that all of the paperwork had been received and the Planning Department was only awaiting the Board's decision.

Mr. Goroncy questioned if the easement is for the Winegar property.

Mr. McDaniel responded that the easement was for the ingress, egress, and regress to the Winegar property.

Mr. Sokol asked if the Winegar property had another access point to their parcel and questioned if the easement shown on the plat needs to be updated to meet the current standards of the SALDO. Mr. Sokol raised a concern that the easement may have been created before the Planning Commission was enacted. Mr. Sokol explained that a 50-foot easement is standard to ensure that a property owner has enough room to run utilities and the 15-foot easement currently shown would not be enough room to run utilities.

Mr. Stratton questioned if the Board has the authority to require them to change the 15-foot easement.

Mr. Kelly mentioned that the easement has been recorded previously and responded that the Planning Commission may not have the authority to change that. Mr. Kelly noted that if the property involved the Winegars, the Planning Department could require them to fix easement but the Winegar property is not in question.

Mr. Sokol mentioned that as the SALDO reads, the department does not have any standings to rewrite the change but he would like to see that issue addressed in the re-write of the SALDO.

Mrs. Gatrell made motion to approve the project as a lot split oppose to a minor subdivision and it was seconded by Mr. Stratton. All were in favor and the projected was approved as a lot split.

I. OLD BUSINESS

- a. Airport Sampling/Report
- b. Solid Waste Plan- Nester Cost Estimate

Mr. Kelly informed the Board that the Planning Department received the results from the water sampling test conducted at the airport. Mr. Kelly explained that the results came back higher than what was typically anticipated. Mr. Kelly mentioned that the airport sampling is a simplified water review, therefore, the Planning Commission only has to report simplified solids and PH. The reason for a simplified list is because there is no de-icing agents and planes do not fly in the winter.

Mr. Kelly handed out the proposed Solid Waste Plan to the Board. Mr. Kelly explained that on page 18 of the proposal there is a breakdown of the total cost which is right around \$70,000. Grants will be applied for to reduce the cost of the plan and Nester also has a background of dealing with sensitive issues such as recycling programs.

Mrs. Gatrell mentioned that if you look at the cost of going Green, it is becoming more cost-prohibitive even though the majority of people would like to see recycling programs and sustainability.

Mr. Goroncy asked how the County is involved with waste management.

Mr. Kelly responded that it is the responsibility of the Townships to handle trash and solid waste and the County has a Plan, which is the Solid Waste Plan, to identify concerns and issues with recycling programs.

Mr. Kelly mentioned that the more developed townships have set locations for waste drop-offs.

Mr. Kelly brought up previous issues that related to Planning which included the Rhodes Family Burial Ground. The Planning Commission requested immediate action on the stabilization of the cemetery however no work has been completed since June 2019. Mr. Kelly mentioned that they have put a tractor on the entrance to avoid visitors and a conversation had been brought up regarding the property a few weeks ago.

Mrs. Gatrell questioned how many individuals are buried there.

Mr. Cumberledge mentioned that it is roughly 8 identified graves and some unmarked graves.

Mr. Kelly mentioned that the Old Palace Limited case is still in litigation as some properties were sold before the Plan was recorded.

Mr. Kelly informed the Board that there have been stormwater issues at Parkview Knoll and Ann Bargerstock has been handling that. The road by Parkview Knoll was redone and created a problem where the ground has sunk and water has shifted a different direction into a neighboring property.

Mr. Goroncy questioned if it was a township issue.

Mr. Kelly mentioned that the plan was done before Cumberland took over their own Planning but since a new building was added and the road was redone, Ann Bargerstock was willing to take care of the situation between the landowner and with Parkview Knoll.

Mr. Kelly mentioned that the Central Greene Area School District appealed the Greene County Tax Abatement Appeal Board's decision regarding granting the WVU Medical Building's Tax Abatement.

Mr. Kelly mentioned that Zach Basinger and Austin McDaniel will be doing site visits on Ryerson Station and previous plans will be revisited to see how progress has been coming along.

II. NEW BUSINESS

- a. Planning Commission Board
 - 1. Brian Sokol
 - 2. Craig Pellegrini
 - 3. Jim Smith
- b. Sewage Inventory Update
- c. SALDO
 - 1. Timeline
 - 2. Article I
 - 3. Article II
- d. CONSERVATION DISTRICT REPORT
- e. PLANNING DEPARTMENT REPORT
 - 1. Lot Splits – Appendix A
 - 2. Tax Abatements – Appendix B

Mr. Kelly introduced Mr. Sokol as a new Board Member taking over Mr. Smith's position. Boards were revisited to make sure they were up to the By-Laws and since Mr. Smith didn't live in Greene County, he was removed from the Board. Mr. Sokol's term will expire December 31, 2021.

Mr. Kelly mentioned that Mr. Pellegrini was not interested in renewing his term on the Board, therefore there are two unfilled terms that still exist.

Mr. Kelly informed the Board that Nineveh will be the first report for the Sewage Inventory Update. The system will be mapped out including the size of pipe, what the capacity is, and what the future of development/ growth looks like in that area.

Mr. Kelly mentioned that contours, wetlands, soil types, deficient bridges, and agriculture security areas will be looked at to identify growth in certain areas.

Mr. Kelly handed out the funding opportunities for SPC and also handed out the recommended changes for Section II of the SALDO rewrite. Section III will be handed out at the next meeting.

III. CONSERVATION DISTRICT REPORT

IV. PLANNING DEPARTMENT REPORT

1. Lot Splits – Appendix A
2. Tax Abatements – Appendix B

Mr. McDaniel mentioned that there are 15 active Lot splits, two of which should be approved very soon. There has been an issue with the Black to Jones Lot Split that needs resolved in regards to the plat. Mr. McDaniel mentioned that the Sell to Vansyoc lot split needs a right of way granted through it so it is not landlocked.

Mr. Sokol questioned what the drafted deed included for the Sell to Vansyoc lot split.

Mr. Kelly responded that the attorney was not wanting to put a restriction on any of the parcels since the Sells own the neighboring parcels, however, the Planning Commission will need to see a right of way or convenient/ restriction in a deed as we cannot approve a split that will be landlocked.

Mr. McDaniel mentioned that he is expecting roughly 14 or 15 new tax abatement applicants for the next meeting on December 11, 2020

V. MEETINGS

VI. ADJOURNMENT – NEXT MEETING IS SCHEDULED FOR January 4, 2020

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