

**Greene County Planning Commission
Meeting Minutes
January 07, 2019**

CALL TO ORDER

Jeremy Kelly called the meeting to order at 7:05 PM.

ROLL CALL

The following were in attendance: Brent Burnett, Alfred Burns, Jim Goroncy, Larry Stratton, Sam Steinmiller, Alfred Burns and Jonna Knapik

The following were not in attendance: Jim Smith, Craig Pelligrini and John Bokat

Staff Present: Jeremy L. Kelly

Guests:

REORGANIZATION

Mr. Kelly asked for nominations for the 2018 year. Mr. Stratton made a motion to retain the same officers as last year, seconded by Mr. Burns: Mr. Burnett- Chairman, Mr. Steinmiller, Vice-Chairman, Mr. Goroncy, Secretary. All accepted the nominations. Mr. Kelly asked for any other nominations, there were none. All were in favor.

Mr. Burnett read the following:

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.

APPROVAL OF THE MINUTES

Ms. Knapik made a motion to approve the December 3, 2018 meeting minutes and it was seconded by Mr. Goroncy. All were in favor and the meeting minutes were approved.

EXECUTIVE SESSION

None

PUBLIC COMMENT

None

LAND DEVELOPMENTS

Mr. Kelly read the following from the agenda:

A.	SEGSD L.D.P.
Township	Monongahela Township: Email dated: July 09, 2018
Zoning	N/A
Site Control	16-17-0143 and 16-17-0144; Southeastern Greene CO
Sewage	N/A
Driveway Permit, parking and utilities	Access onto Mapletown Road (SR 2016) Parking- existing Utilities- existing
Stormwater	Wind Ridge Engineering
Conservation District/PADEP	Less than 1 acre of disturbance
Total Area of Disturbance	7700 square feet
Narrative	SEGSD is seeking approval for a 7,000 ft ² sports storage building. The building is going to replace pavement from a basketball court. The basketball court is 4,687 square feet. The net increase in impervious area will be 3,014 ft ² .
Request for Modification	None at this time.
Approval Requested	Final Approval
Representative	Jim Marmol, K-2 Engineering Patrick Sweeney, SEGSD Business Director

Mr. Kelly introduced Mr. Marmol, representing the project.

Mr. Marmol explained that they made a few adjustments from the initial submission that included the approximate location of the sewage line connections.

Mr. Sweeney also explained that the water from the new building would go into an inlet and it goes over the hill into a small unnamed tributary. He also explained that currently the building will be used to house sport equipment and maybe some practices will be held there.

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

Mr. Kelly read the following:

B.	17-05-0118: Petropoulos to Haring
Township	Morgan Twp
Zoning	Agriculture
Site Control	Tom J. and Effie Petropoulos
Driveway Permit, parking	Pyle Road, Twp Rd. 612

and utilities	Utilites: (Existing) <ul style="list-style-type: none"> • Water: n/a • Electric: n/a • Sewerage: n/a
Stormwater	N/A
Conservation District/PADEP	PADEP: “Request for Planning Waiver and Non-building Declaration”
Total Area of Disturbance	No development planned at this time
Narrative	Original: 60.34 acres 0118 Split: 41.366 acres Residual: 18.934 acres
Approval Requested	Approval to process as a lot split

Mr. Kelly explained that Mr. Haring purchased a large parcel of land several months ago and now is purchasing another 41 acres. They are doing it as a separate transaction creating more than 3. They are asking to be considered a lot split.

Mr. Stratton made a motion to administer this subdivision as a lot split, seconded by Mr. Burns. All were in favor and the subdivision will be administered as a lot split.

I. OLD BUSINESS

a. Land development projects that are pending resolution:

- i. IKE Storage – Stormwater and Public Sewage (No Update)
- ii. Brodak Plaza Stormwater Run-off (No Update)
 1. Brodak Airport Museum
- iii. ECA – Vecchio, Greene Township (No Update)
- iv. Sheetz – Cumberland Township (No Update)
- v. Greene County South Compressor Station, Gilmore Township (No Update)
- vi. Vantage Energy, Gilmore Township (No Update)
- vii. Storage units, Dunkard Township (No Update)
- viii. Medical Center, Perry Township (No Update)
- ix. Greene Team Pellet, Greene Township (No Update)
- x. Free Flow Power, Proposed hydro-electric facilities on the Mon River, FERC (No Update)
- xi. Dunkard Township, Trailer Park (No Update)
- xii. Ice Plant, Monongahela Township (No Update)
- xiii. Greensboro-Monon Center Lot Split (No Update)
- xiv. Revision Ryerson (No Update)
- xv. Mining Portal - Land Development, Center Township (No Update)

- xvi. Office Building - Land Development, Perry Township (No Update)
- xvii. Perry Township
 - 1. Pennsylvania Avenue (No Update)
 - 2. Apartment Buildings (No Update)
 - 3. Waste Transfer Station (No Update)
- xviii. Rhodes Cemetery, Franklin Township (No Update)
- xix. G.J.K. & Sons – Franklin Township (No Update)
- xx. WVU Medical Center (No Update)
- xxi. Landmark Baptist Church (Update)**

Mr. Kelly explained that the Borough has been working with an engineer to review the stormwater plan for the Landmark Baptist Church

- xxii. Greene County Comprehensive Plan (Update)

Mr. Kelly explained that the plan is coming together with a few modifications to the drawings and plans as well as the consultants are working on the updated comments.

- b. Other
 - i. SALDO, Revisions (No Update)
 - ii. Cumberland Township Zoning (No Update)

II. NEW BUSINESS

- a. Center Township: Component 4B, Comments
- b. Franklin Township: Liggitt to Olczak lot split

III. CONSERVATION DISTRICT REPORT

IV. PLANNING DEPARTMENT REPORT

- a) Lot Splits
- b) Public Notice (Nexus Greene)
- c) SPC

V. MEETINGS

- a. SPC/TTC – January 17, 2019 at 10am
- b. SPC/TTC – January 24, 2019 at 9 am (LRP)
- c. CPDAP – February 1, 2019 at 10 am

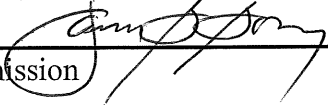
VI. Adjournment – **NEXT MEETING IS SCHEDULED FOR FEBRUARY 4, 2019**

MEETING MINUTES CERTIFICATION

We, the undersigned, agree that the minutes taken above were approved in their entirety by the Greene County Planning Commission on _____, 2019.

Chairman, Greene County Planning Commission

Secretary, Greene County Planning Commission

A handwritten signature in black ink, appearing to be "James D. ...", is written over the signature line for the Secretary. The signature is cursive and somewhat stylized.

