

**Greene County Planning Commission
Meeting Minutes
June 03, 2019**

CALL TO ORDER

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

ROLL CALL

The following were in attendance: Brent Burnett, Jim Goroncy, Jonna Knapik, Craig Pelligrini and Sam Steinmiller

The following were not in attendance: Alfred Burns, Larry Stratton, Jim Smith, John Bokak, Dave Severini

Staff Present: Jeremy L. Kelly- GCPC Staff, Robbie Matesic – Executive Director, Economic Development

Guests:

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

Mr. Steinmiller made a motion to approve the May 06, 2019 meeting minutes with an added correction brought to the attention by Mr. Goroncy to the attendance that Mr. Pellegrini was in fact in attendance and it was seconded by Mr. Pellegrini. All were in favor and the meeting minutes were approved.

EXECUTIVE SESSION

None at this time

PUBLIC COMMENT

None

LAND DEVELOPMENTS

Mr. Kelly read the following from the agenda:

A.	Land Mark Baptist Church
Township	Waynesburg Borough
Zoning	R-1
Site Control	28-02-0125; Landmark Baptist Church
Sewage	Existing

Driveway Permit, parking and utilities	Access onto North Cherry Street Parking- existing Utilities- Water- SWPA Electric- First Energy Gas- Peoples
Stormwater	Wind Ridge Engineering
Conservation District/PADEP	E & S plan – Submitted: Pending
Total Area of Disturbance	4,050 ft
Narrative	Landmark Baptist Church is looking to add a 90' by 45', 4,050 ft ² fellowship hall on their existing half acre lot. The access to the building will be made off of North Cherry street
Request for Modification	None at this time
Approval Requested	Conditional Final Approval
Representative	Bob Killinger, K-2 Engineering

Mr. Kelly introduced Mr. Killinger from K-2 Engineering, representing the project.

Mr. Killinger explained that the Stormwater management plan was approved by the borough and the E and S plan was submitted to the Conservation District for review. Mr. Killinger noted that parking is existing but the Landmark Baptist Church has an agreement with Throckmorton funeral home for a satellite parking area.

Mr. Kelly noted that the Gannett Fleming approved the stormwater management plan for the borough. He also explained that he did talk to the Conservation District and they did not feel that any substantial changes would be made to the plan.

Mr. Burnett asked if Waynesburg Borough approved the set backs on the building. Mr. Killinger concurred that they were approved with the zoning permit.

Ms. Knapik asked if any additional parking was being added to the site.

Mr. Killinger explained that an agreement with Throckmorton Funeral Home has been established for satellite parking for this site.

Ms. Knapik asked if the agreement was in writing and signed; Mr. Killinger confirmed it was signed.

Mr. Pellegrini asked for clarification on the hashed-out square beside the building.

Mr. Killinger explained that it was the detention pit. He explained that water came off the building and directly into the pit to help control flow rate and volume.

Mr. Goroncy asked for the dimensions of the pit.

Mr. Killinger explained that it was a 20' by 20' by 4' deep.

Mr. Goroncy asked if there would be a reason to fence the detention pond.

Mr. Killinger explained that the pit is basically 4' deep with 3' of gravel and 1' of soil and everything is underground so there will not be any type of depression; just grass.

Mr. Goroncy made a motion for a Conditional Final Approval pending the E and S plan with the Greene County Conservation district, seconded by Ms. Knapik. All were in favor and the Conditional Final Approval was granted.

Mr. Kelly read the following from the agenda:

B.	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	State Route 19 (Mt. Morris Road) Utilites: (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 Alley's and Streets.
Approval Requested	Preliminary Approval

Mr. Kelly introduced Mr. Sokol who is representing the plan and the property owners.

Mr. Sokol also introduced Christopher Simms who is representing Old Palace Limited, Leonard George- who was also present.

Mr. Sokol explained that the intent is not to create any new parcels or develop any new parcels at this time that would require any stormwater engineering or E and S controls. All existing 38 parcels will be expanded to the center of the paper streets.

Mr. Burnett asked for clarification on the location of the parcels in Mt. Morris. Mr. Sokol explained that it was the Jacks Recycling, a salvage yard off of Mt. Morris Road, SR 19 that has been in business for many years.

Ms. Matesic asked for clarification on the number of parcels affected and how they are situated in a larger plan of lots.

Mr. Sokol explained that there are roughly 38 to 40 parcels within the larger plan that was adopted in 1911 called the Mt. Morris Reality Plan of Lots.

She also noted that when First Federal came before the Planning Commission 8 years ago to build a bank, they also affected the aforementioned plan of lots. However, this is a different situation in that the municipality does not take ownership of the streets.

Mr. Simms explained that in 1911 the plan was dedicated and the township then had 21 years to either open or accept the proposed roads, to which the township did not do either. By law, according to Mr. Simms the property reverts back to the affected land owners to the center of the proposed unopened streets. Mr. Simms explained that due to litigation and potential conflicts of interest between the township and the landowners the courts decided that the Planning Commission would make that determination. In regards to roadway easements for private right of way there are no plans to block those easements.

Mr. Goroncy noted that with expanding the lots to the center line of the unopened roads they are essentially land-locking properties. Mr. Simms explained that there are paper alleys that exist now.

Mr. Sokol pointed out the existing streets and delineated the paper streets and conversation was had to discuss the location of all streets.

Ms. Matesic asked if any parcels will be consolidated

Mr. Sokol explained that there was no consolidation of lots.

Ms. Matesic asked if all parties involved understood that their property lines were shifting and they may be reassessed by the assessment office.

Mr. Sokol confirmed that they were aware of that fact.

Mr. Goroncy asked why this is in front of the Planning Commission

Mr. Sokol explained that any time the parcel lines are shifted they are considered a subdivision.

Mr. Kelly noted that anything beyond 10 parcels it is typically a major subdivision, however section M of the minor subdivision section notes that a resubdivision follows the minor subdivision process.

Mr. Steinmiller asked where the current deeds metes and bounds description were described to.

Mr. Sokol explained they would be to the right of way line to the paper street.

Ms. Knapik made a motion to enter into executive session at 7:26 pm and it was seconded by Mr. Pellegrini for the purpose of discussing two projects under litigation. All were in favor

Ms. Knapik made a motion to exit executive session at 7:45 pm and it was seconded by Mr. Pellegrini. All were in favor.

Mr. Steinmiller made a motion to table the project for a future meeting, seconded by Mr. Goroncy, all were in favor.

Mr. Sokol asked for a reason and Mr. Burnett explained that at this time the Planning Commission is not at a point of plan acceptance.

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 (**See Below**)
- xix. G.J.K. & Sons – Franklin Township (No Update)
- xx. WVU Medical Center (No Update)
- xxi.** Greene County Comprehensive Plan (No Update)
- xxii.** Richhill Twp: McNay Ridge Road truck traffic (**Update**)

Mr. Kelly noted that they are still working closely with the property owner and the township to come up with a solution.

b. Other

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

II. NEW BUSINESS

- a. Franklin Township: Nikita Lodging: Rhodes Family Cemetery **(action)**

Mr. Kelly explained that he is requesting comment regarding the Rhodes family access design. He would like any comments by Friday June 07th.

III. CONSERVATION DISTRICT REPORT

IV. PLANNING DEPARTMENT REPORT

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

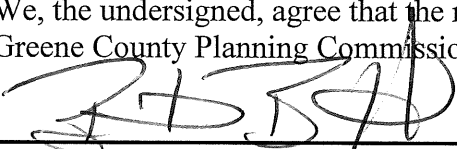
V. MEETINGS

- a. Public Participation Panel – June 05, 2019
- b. SPC/TTC – June 20, 2019

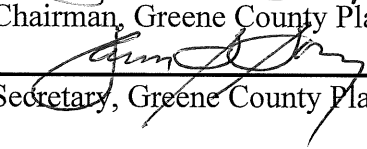
- VI. Adjournment – Mr. Steinmiller made a motion to adjourn the meeting at 8pm, seconded by Ms. Knapik, all were in favor.

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