

**Greene County Planning Commission
Meeting Minutes
October 01, 2018**

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, Craig Pellegrini, Jim Smith, Jonna Knapik

The following were not in attendance: Brent Burnett, Alfred Burns, Sam Steinmiller, and John Bokat

Staff Present: Jeremy L. Kelly

Guests: Alan Johnson and David Knapton

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 April 09, 2018 meeting minutes and it was seconded by Mr. Pellegrini. 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:

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| A. | Ryerson Station State Park Improvements |
| Township | Ricchill Township; Multiple Meetings |
| Zoning | N/A |
| Site Control | 22-07-0167; Commonwealth Land |
| Sewage | On lot |
| Driveway | Access onto an existing drive from Bristoria Road; SR 3022 |

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|--------------------------------------|---|
| Permit, parking and utilities | Parking- provided on site Utilities – Water: Ryerson Station Electric: West Penn Power Gas: Carnegie Natural Gas |
| Stormwater | Wind Ridge Engineering: Reviewed |
| Conservation District/PADEP | NPDES – Permit |
| Total Area of Disturbance | 5.5 acres |
| Narrative | The Ryerson Station State Park Swimming Pool Complex project is located long the edge of what was previously Duke Lake. The project will include the construction of a new swimming pool, a new water sprayground, a new bath house, and upgraded parking facilities. |
| Request for Modification | None at this time |
| Approval Requested | Final Approval |
| Representative | Patrick Boggs, PE: GHD – not present Dave Knapton: GHD |

Mr. Kelly introduced Mr. Dave Knapton from GHD

Mr. Kelly noted that a task force was created in order to help develop ideas and plans for the future of Ryerson Station State Park. He mentioned that for the first few years the task force met four times a year and they are down to bi-annual meetings.

Mr. Goroncy asked if there were any changes from last time: Mr. Knapton confirmed that there were no changes from last meeting.

Mr. Johnson explained that the campground has started its renovation and will continue until June of next year.

Ms. Knapik asked when the pool project would actually start construction. Mr. Knapton explained that they would have to advertise for a bid and award those offers and it would be based on their availability.

Mr. Stratton made a motion for Final Approval, seconded by Ms. Knapik. All were in favor and Final Approval was granted.

Mr. Kelly read the following from the agenda:

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| B. | 03-02-0122 – Watson to Scott |
| Township | Center |
| Zoning | N/A |
| Site Control | Watson Revocable Trust |
| Driveway Permit, parking and utilities | Scott Run Road (SR 4017) Utilites: (Existing) <ul style="list-style-type: none"> • Water: N/A • Electric: N/A • Sewerage: N/A |
| Stormwater | N/A |
| Conservation District/PADEP | N/A |
| Total Area of Disturbance | N/A |
| Narrative | Original: 212.572 acres Split: 50.624 acres Remain: 161.948 acres |
| Request for Modification | |
| Approval Requested | To process as a Lot Split |

Mr. Kelly explained that the property mentioned above has adequate road frontage and meets the requirements of a Lot Split.

Mr. Stratton made a motion to process this subdivision as a Lot Split, Mr. Smith seconded. All were in favor.

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|---|---|
| C. | 18-02-0128-D – Thompson to King |
| Township | Morris Township |
| Zoning | R-1 |
| Site Control | John Thompson |
| Driveway Permit, parking and utilities | Patterson Creek Road (TR 581) Utilites: (Existing) <ul style="list-style-type: none"> • Water: Existing • Electric: Existing • Sewerage: Existing |

| | |
|------------------------------------|--|
| Stormwater | N/A |
| Conservation District/PADEP | N/A |
| Total Area of Disturbance | N/A |
| Narrative | Original: 9.956 acres Split: 2.440 acres Remain: 7.516 acres |
| Request for Modification | None at this time |
| Approval Requested | To process as a Lot Split |

Mr. Kelly explained that the property mentioned above has adequate road frontage and meets the requirements of a Lot Split.

Mr. Stratton made a motion to process this subdivision as a Lot Split, Mr. Smith seconded. All were in favor.

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)
- 4. Ken Stoneking, Perry Township (No Update)
- xviii. Rhodes Cemetery, Franklin Township (No Update)
- xix. G.J.K. & Sons – Franklin Township (No Update)
- xx. Dunkin Donuts (No Update)
- xxi. WVU Medical Center (No Update)
- xxii. Morris Twp VFD (**Update**)

Mr. Kelly noted that the Morris Twp VFD is showing plans the enter into the floodplain. There will be a meeting on the 25th of October to discuss the options with the PADEP.

xxiii. Landmark Baptist Church (Update)

Mr. Kelly noted that he had a brief conversation with the engineer regarding stormwater and they are submitting their stormwater plan within a few days for review.

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

II. NEW BUSINESS

- a. Greene County Comprehensive Plan Update

Mr. Kelly noted that the public outreach has been underway and the town meetings have been successfully completed.

III. CONSERVATION DISTRICT REPORT

IV. PLANNING DEPARTMENT REPORT

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

V. MEETINGS

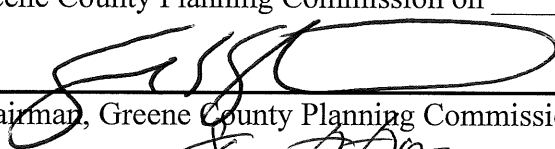
- a. Tax Abatement – October 12, 2018 at 8am
- b. SPC/TTC – October 18, 2018 at 10am
- c. Advisory Committee – October 25, 2018 at 11am
- d. PPP – October 30, 2018 at 3pm
- e. CPDAP – November 02, 2018 at 10 am

VI.

Adjournment – **NEXT MEETING IS SCHEDULED FOR November 05, 2018**

MEETING MINUTES CERTIFICATION

We, the undersigned, agree that the minutes taken above were approved in their entirety by the Greene County Planning Commission on Nov 5, 2018.



Chairman, Greene County Planning Commission



Secretary, Greene County Planning Commission