

**Greene County Planning Commission
Meeting Minutes
December 7, 2018**

CALL TO ORDER

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

ROLL CALL

The following were in attendance: Brent Burnett, Sam Steinmiller, Jim Goroncy, Jim Smith, Larry Stratton and Johnna Knapik

The following were not in attendance: Alfred Burns, Craig Pelligrini, John Bokak, Dave Severini

Staff Present: Jeremy L. Kelly

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. Goroncy made a motion to approve the October 8, 2018 meeting minutes and it was seconded by Mr. Steinmiller. 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.	Morris Township Voluntary Fire Department
Township	Morris Township
Zoning	R-1
Site Control	18-05-0119: The Morris Township Volunteer Fire Company and Relief Association of Ninevah .69 acres
Sewage	Morris Township
Driveway	Driveway access from SR. 18, Browns Creek Road: PennDOT HOP: 12043524

Permit, parking and utilities	Utilites: <ul style="list-style-type: none"> • Water: SPWA • Electric: West Penn Power
Stormwater	Approved: Wind Ridge Engineering
Conservation District/PADEP	Under the 1 acre of disturbance GP 106/105 permit required
Total Area of Disturbance	.69 acre
Narrative	This purpose of this project is to develop a tract of land currently being used as a single-family dwelling. The intent is to construct a 4800 ft ² building to be used as a volunteer fire station, along with necessary parking area and stormwater management facilities.
Request for Modification	None at this time
Approval Requested	Conditional Final Approval
Representative	Karen Gleason, Environmental- Stahl Shaeffer

Mr. Kelly introduced Ms. Karen Gleason from Stahl Shaeffer, representing the project-

Ms. Gleason noted that the Conditional Final Approval is subject to the successful obtainment of the 105/106 permitting through the PA DEP. The 106/105 permits are required due to the projects location in the floodplain. A study is done to ensure that there is little to no impact to the floodplain. It was also determined that the VFD was a public entity; as such they are required to do a 106 permit, along with a 105 permit.

Mr. Goroncy asked how the design requirements differ between not having a 106/105 permit and having one.

Ms. Gleason noted that the requirements are not that different; all projects are designed in such a way that they minimize impacts on downstream neighbors and minimize affects on environmental issues.

Mr. Goroncy asked what requirements will be needed by the PADEP for submittal.

Ms. Gleason noted that an H & H study will be required, with an E & S approval, Act 14 notifications, PNDI, historic review, SWM approvals and the application itself.

Mr. Stratton made a motion for Conditional Approval based on obtaining necessary permits and the design of the plan does not change, seconded by Ms. Knapik. All were in favor and the Conditonal Final was approved.

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. Dunkin Donuts (No Update)
- xxi. WVU Medical Center (No Update)
- xxii. Landmark Baptist Church (Update)**

Mr. Kelly noted that Waynesburg Borough does not have an engineer currently and are looking to hire one, in the meantime they are on hold- project.

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 comprehensive plan is in the final meetings and all white papers have been submitted.

b. Texas Eastern Transmission, LP – Holbrook Compressor Station Project

Mr. Kelly noted that a letter submitted by Texas Eastern was received claiming that they do not have to come to the planning commission for approval, Mr. Kelly noted that Mr. O'malley was handling correspondence with them.

c. 2019 Meeting Dates

Mr. Smith made a motion to approve the 2019 meeting dates, seconded by Mr. Goroncy. All were in favor.

d. ASA- Greene Township

Mr. Steinmiller made a motion to approve the ASA submitted by Greene Township, seconded by Mr. Goroncy. All were in favor.

e. GCPC Board Reappointments: Jim Goroncy and Jonna Knapik

Mr. Kelly asked if Mr. Goroncy and Ms. Knapik were interested in another 4 year term, they were.

III. CONSERVATION DISTRICT REPORT

IV. PLANNING DEPARTMENT REPORT

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

V. MEETINGS

- a. SPC/TTC – December 6, 2018 at 10am
- b. Final Advisory Committee Meeting: December 13, 2018

VI. Adjournment – **NEXT MEETING IS SCHEDULED FOR January 7, 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

