

**Greene County Planning Commission
Meeting Minutes
January 09, 2017**

CALL TO ORDER

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

ROLL CALL

The following were in attendance: Jim Goroncy, Larry Stratton, Jim Smith, Sam Steinmiller, Bryan Cole, Johnna Knapik

The following were not in attendance: Brent Burnett, Alfred Burns, Charlie Riggs

Staff Present: Jeremy L. Kelly, Robbie Matesic, Director Economic Development

Guests: Brian Sokol, Tom Robbins and Jason Nabors

REORGANIZATION

Mr. Kelly asked for nominations for Chairman. Mr. Goroncy nominated Mr. Burnett, he accepted earlier in the day via phone. Mr. Kelly asked for any other nominations, there were none. All were in favor

Mr. Kelly asked for nominations for Vice Chairman. Ms. Knapik nominated Mr. Steinmiller, he accepted. Mr. Kelly asked for any other nominations, there were none. All were in favor

Mr. Kelly asked for nominations for Secretary. Mr. Steinmiller nominated Mr. Goroncy, he accepted. Mr. Kelly asked for any other nominations, there were none. All were in favor.

Mr. Steinmiller 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

Mr. Stratton made a motion to approve the December 05, 2016 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.	Robbins Subdivision Plan – Minor Subdivision
Township	Monongahela Township
Zoning	N/A
Site Control	16-02-0120-O: Robbins
Driveway Permit, parking and utilities	S.R. 0088: Eighty Eight Road Utilites: (Existing) <ul style="list-style-type: none">• Water: Existing• Electric: Existing• Sewerage: Public Mailer
Stormwater	Minor Subdivision Requirements
Conservation District/PADEP	PADEP
Total Area of Disturbance	No development planned at this time
Narrative	See detailed narrative on plan
Request for Modification	None at this time
Approval Requested	Conditional Final Approval was given on October 03, 2016 Rescind Conditional Final Approval Final Approval of revised Subdivision Plan dated December 28, 2016
Representative	Brian Sokol, Buck Ridge Surveying

Mr. Kelly introduced Mr. Sokol from Buck Ridge Surveying

Mr. Sokol noted that a 50' right of way that was located on the west side of the property had been moved to accommodate the location of a trailer. It was 90' long but extended it to catch Mr. Robbins driveway. A 50' easement was added for future development and a note was added to the plan dictating that three separate deeds would handle all transactions.

Mr. Sokol noted that a small section of LOT 3 is no longer being taken out and is handled through its own separate transaction.

Mr. Goroncy asked for clarification on the need for the 50' easement for future development. Mr. Sokol noted that he disagreed that the easement was needed because he doesn't believe a plan should be development for potential development in the future. Ms. Matesic noted that the easement is for existing conditions that have multiple homes that have 20 current mobile homes.

Mr. Steinmiller asked if there were any outstanding issues, Mr. Kelly confirmed that there weren't. Mr. Goroncy made the motion to rescind Conditional Final Approval, Ms. Knapik seconded the motion. All were in favor and the previous motion was rescinded.

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

Mr. Kelly read the following from the agenda:

B.	Black to Domino Subdivision/LS
Township	Morgan Township
Zoning	N/A
Site Control	17-02-0133: Patricia D. Black
Driveway Permit, parking and utilities	T- 568: Woodies Road Utilites: (Existing) <ul style="list-style-type: none"> • Water: Existing • Electric: Existing • Sewerage: Non-building waiver
Stormwater	N/A
Conservation District/PADEP	N/A
Total Area of Disturbance	No development planned at this time
Narrative	Ms. Black is proposing a split of 1.4999 acres from her property to be conveyed to Michael A. and Loretta L. Domino.
Request for Modification	None at this time
Approval Requested	Approval to process as a lot split
Representative	

Mr. Kelly noted that no one was here to represent the proposed project.

Ms. Matesic explained that the ordinance gives the staff the right to process a lot split; one split. The ordinance, however, gives the Planning Commission permission to do successive lot splits, one after the other. She then noted in Article 4 that once a lot is split more than two ways it becomes a minor subdivision. She noted that this gives the GCPC an opportunity to have flexibility to decide how these lots will be administered. The ordinance does not give the right to the planning commission to decide how to administer the lots.

Mr. Kelly explained that Ms. Black gained ownership of the property from her family. This is her only split. However, the property has been split multiple times in the past. Mr. and Mrs. Domino want to purchase a 1.499 acres to have a buffer from their home that is a neighboring property. This would technically be the 4th lot split from the original property.

Mr. Goroncy asked what the subdivision requirements would be for this property split.

Mr. Kelly explained that they would have to survey the remaining property and do a new deed for the acres that remained.

Mr. Goroncy asked what would be done with the residual deed

Mr. Kelly noted they would not have to modify their deed, but would except and reserve the 1.4999 acres out.

Mr. Cole asked if they would be absorbing the property into their original property. Mr. Kelly noted that they would not be, it would be a standalone parcel.

Mr. Cole made a motion to administer this subdivision as a lot split, seconded by Mr. Goroncy. 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. Coontz, Monongahela Township (No Update)
- xv. Revision Ryerson (No Update)
- xvi. Mining Portal - Land Development, Center Township (No Update)
- xvii. Office Building - Land Development, Perry Township (No Update)
- xviii. Perry Township
 1. Pennsylvania Avenue (No Update)

2. Apartment Buildings (No Update)
3. Waste Transfer Station (No Update)

b. Other

- i. Cumberland Township SALDO (No Update)
- ii. SALDO, Revisions (No Update)
- iii. Waynesburg Strategic Comprehensive Plan and Zoning Amendment (No Update)

II. NEW BUSINESS

- a. Proposed Dollar General, Center Township (No Action)
- b. Proposed Dollar General, Monongahela Township (No Action)
- c. Proposed Dollar General, Cumberland Township (No Action)

Mr. Kelly noted that there were three Dollar Generals proposed for the county and have meetings for each of them in the upcoming weeks.

III. CONSERVATION DISTRICT REPORT

IV. PLANNING DEPARTMENT REPORT

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


V. MEETINGS

- a. Perry Township – January 10, 2017 @ 6:00 pm: Perry Township Municipal Building
- b. Center Township – January 17, 2017 @ 12:30 pm: Dollar General
- c. Monongahela Township – January 17, 2017 @ 2:00 pm: Dollar General
- d. SPC TTC/TIP – January 19, 2017 @ 10:00 am: Pittsburgh
- e. Franklin Township – January 18, 2017 @ 9:00 am: Rhodes Cemetery Mediation
- f. Monongahela Township – January 25, 2017 @ 3 pm: American Power Ventures
- g. State College – February 03, 2017 @ 10:00 am: CPDAP

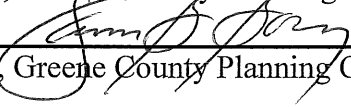
VI. Adjournment – **NEXT MEETING IS SCHEDULED FOR February 06, 2017**

MEETING MINUTES CERTIFICATION

We, the undersigned, agree that the minutes taken above were approved in their entirety by the
Greene County Planning Commission on FEB 6, ~~2016~~ 2017



Chairman, Greene County Planning Commission



Secretary, Greene County Planning Commission