

**Greene County Planning Commission
Meeting Minutes
March 03, 2017**

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, Bryan Cole and Jonna Knapik

The following were not in attendance: Jim Smith, Alfred Burns, Larry Stratton and Charlie Riggs

Staff Present: Jeremy L. Kelly (GCPC) Robbie Matesic, Executive Director of Economic Development

Guests: See attached sign-in sheet

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

Mr. Goroncy made a motion to approve the February 09, 2017 meeting minutes and it was seconded by Mr. Cole, all were in favor and the meeting minutes were approved.

EXECUTIVE SESSION (as needed)

PUBLIC COMMENT

None

LAND DEVELOPMENTS

Mr. Kelly read the following from the agenda:

B.	Dollar General – Waynesburg DPP, LLC
Township	Center Township: Meeting January 17, 2017
Zoning	N/A
Site Control	03-09-0117: Rosemont Cemetery, Subdivision plan submitted
Driveway Permit, parking	Driveway access from SR. 21: PennDOT HOP Submitted

and utilities	Utilites: (Existing) <ul style="list-style-type: none"> • Water: SPWA • Electric: West Penn Power • Sewerage: On-lot system
Stormwater	Submitted: Under Review, Mackin Engineering
Conservation District/PADEP	Individual NPDES Permit: HQ watershed
Total Area of Disturbance	3.43 acres of disturbance 9,100 ft ² building
Narrative	GBT Realty proposes improvements to the aforementioned property that includes the construction of 9,100 ft ² retail store, access drive, parking lot, utilities, and associated stormwater management facilities.
Request for Modification	None at this time
Approval Requested	Plan Acceptance Preliminary Approval
Representative	Mike Swank, P.E. Steckbeck Engineering Bob Gage, Project Manager: GBT Realty

Mr. Kelly introduced Mr. Bob Gage from GBT Realty.

Mr. Gage explained that GBT is looking into extending the public sewage from Rogersville to the site. However, a lift station would have to be installed mid-way through as well as crossing a high-quality watershed twice. They are working with the Sewage Enforcement Officer (SEO) regarding an on-lot system. They feel it will be more economical and financially feasible.

Mr. Kelly noted that they are in a high-quality watershed and explained that it will take some time to get through the PA DEP process.

Mr. Goroncy asked how this project affected the watershed. Mr. Kelly noted that the stream basically makes a “U” shape, and they are sitting in the middle of that “U”.

Mr. Burnett asked if the PennDOT Highway Occupancy Permit (HOP) has been submitted? Mr. Gage confirmed that it has.

Mr. Burnett asked if there are any anticipated parking modifications for this site.

Mr. Gage explained that they are providing an additional six (6) spaces than what is required for the site.

Mr. Gage explained that Dollar General has strict guidelines for lighting, often 1 lumen on property line.

Mr. Burnett asked if there were only two (2) rain gardens on the site?

Mr. Gage explained that there were two (2) but a pond on the east side.

Mr. Goroncy asked where the six 6" underdrain went to from the pond?

Mr. Gage explained it exits to the road.

Mr. Cole made a motion for Plan Acceptance and was seconded by Mr. Goroncy. All were in favor and Plan Acceptance was granted.

Mr. Steinmiller made a motion for Preliminary Approval and was seconded by Ms. Knapik. All were in favor and Plan Acceptance was granted.

Mr. Kelly noted that there might be an inlet along the road and an HOP for stormwater facilities might be required.

Mr. Kelly read the following from the agenda:

C.	Dollar General – Greensboro DPP, LLC
Township	Monongahela Township: Meeting January 17, 2017
Zoning	N/A
Site Control	16-03-0152: Lynette Ratay, Subdivision plan submitted
Driveway Permit, parking and utilities	Driveway access from SR. 88: PennDOT HOP Submitted Utilites: (Existing) <ul style="list-style-type: none">• Water: EDWA• Electric: West Penn Power• Sewerage: GMTJSA
Stormwater	Submitted: Under Review, Mackin Engineering
Conservation District/PADEP	NPDES Permit
Total Area of Disturbance	3.12 acres of disturbance 9,100 ft ² building
Narrative	GBT Realty proposes improvements to the aforementioned property that includes the construction of 9,100 ft ² retail store, access drive, parking lot, utilities, and associated stormwater management facilities.
Request for Modification	None at this time
Approval Requested	Plan Acceptance Preliminary Approval
Representative	Mike Swank, P.E. Steckbeck Engineering Bob Gage, Project Manager: GBT Realty

Mr. Kelly introduced Mr. Gage from GBT Realty.

Ms. Matesic asked if they have had any contact with the township engineer regarding the PennDOT HOP.

Mr. Gage explained that there is a residential home across 88 from the entrance to the proposed development and there were conversations regarding the location of the entrance.

Mr. Burnett asked if they considered an entrance off of Greensboro road?

Mr. Gage explained that they have but due to the lay of the land it was very difficult.

A concern was raised by Ms. Matesic and Mr. Burnett in that the intersection is already very busy and many accidents have happened due to the speed and site of the intersection.

Mr. Burnett asked if the delivery trucks will be able to make the very tight turns.

Mr. Gage explained that all deliveries are usually Monday morning as early as possible and the design mimics many that have been done prior.

Mr. Cole asked if there is an agreement in place regarding the earth disturbance off the property line.

Mr. Gage explained that there is an easement for encroachment from the property owner to the North.

Mr. Cole made a motion for Plan Acceptance and was seconded by Mr. Goroncy. All were in favor and Plan Acceptance was granted.

Mr. Steinmiller made a motion for Preliminary Approval and was seconded by Ms. Knapik. All were in favor and Plan Acceptance was granted.

Mr. Steinmiller made a motion to enter executive session to discuss pending litigation and was seconded by Ms. Knapik. All were in favor.

Mr. Goroncy made a motion to come out of executive session and was seconded by Mr. Cole. All were in favor.

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 (Update)
 - v. Greene County South Compressor Station, Gilmore Township (No Update)
 - vi. Vantage Energy, Gilmore Township (No Update)

- vii. Storage units, Dunkard Township (Update) (executive session)
- 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 (Update) (executive session)
- 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 (Update)

Mr. Kelly noted that the Waste Transfer Station has submitted an Act 14 notice regarding the transfer station behind Joe Romeos Honda dealership.

- xix. Proposed Dollar General, Cumberland Township (No Update)
- xx. Rhodes Cemetery, Franklin Township (Update) (executive session)

b. Other

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

I. NEW BUSINESS

II. CONSERVATION DISTRICT REPORT

Mr. Kelly handed out a report from the Conservation District.

III. PLANNING DEPARTMENT REPORT

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

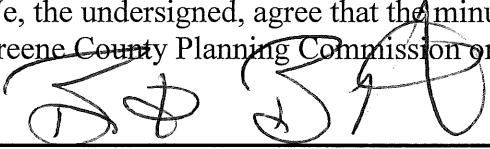
IV. MEETINGS

a. SPC TTC/TIP – March 16, 2017 @ 10:00 am: Pittsburgh

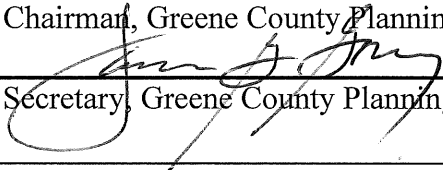
V. Adjournment – NEXT MEETING IS SCHEDULED FOR April 03, 2017

MEETING MINUTES CERTIFICATION

We, the undersigned, agree that the minutes taken above were approved in their entirety by the Greene County Planning Commission on April 03, 2017.



Chairman, Greene County Planning Commission



Secretary, Greene County Planning Commission