

**Greene County Planning Commission
Meeting Minutes
May 15, 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, Bryan Cole, Jonna Knapik 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. Steinmiller, 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:

A.	Wilson Forest Products – Warehouse #2
Township	Morgan Township
Zoning	RR: Rural Residential
Site Control	17-04-0174; Wilson Forest Products – 18.22 acres
Sewage	Existing N/A

Driveway Permit, parking and utilities	Existing – Access onto S.R. 0188; Jefferson Road Parking- Request for Modification Utilities- Existing
Stormwater	Pending
Conservation District/PADEP	PA DEP NPDES #: PAR226123 – General Permit for Discharges of Stormwater Associated with Industrial Activities.
Total Area of Disturbance	~ 3,000 ft ² area ~ 20,000 ft ² building area
Narrative	Building to be used for industrial warehouse facility to aid in current and future business development for WFP in Greene County.
Request for Modification	814. N – All parking areas and access drives shall be paved.
Approval Requested	Plan Acceptance Preliminary Approval
Representative	Mike Wilson, Wilson Forest Products, LLC

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

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

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

Mr. Kelly read the following from the agenda:

A.	Kepple to Smith Subdivision
Township	Center Township
Zoning	N/A
Site Control	Pierce and Lavina Kepple: 03-03-0145 and 03-03-0145-A
Sewage	Non-Building Waivers
Driveway Permit, parking and utilities	N/A
Stormwater	N/A
Conservation District/PADEP	All non-building waivers are signed and language on plats
Total Area of Disturbance	No disturbance at this time
Narrative	Mr. and Mrs. Kepple own two parcels: 03-03-0145 and 03-03-0145-A. 0145 is

	74.452 acres and 0145-A is 80.786 acres. For the first lot split they are proposing 28.364 acres from 0145 and 7.641 acres from 0145-A for a combined lot to Mr. Bissett of 36.005 completed through a deed of incorporation. The Kepples will then sell to the smiths the remaining 46.088 acres of 0145 and 14.505 acres of 0145-A.
Request for Modification	N/A
Approval Requested	Approval to process as a lot split

Mr. Kelly introduced Mr. Gage from GBT Realty.

Mr. Goroncy made a motion to process the subdivision as a lot split and was seconded by Mr. Steinmiller. All were in favor and Plan Acceptance was granted.

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 (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. Proposed Dollar General, Cumberland Township (No Update)
- xix. 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)

II. NEW BUSINESS

- a. Dollar General, Monongahela Township resident letter
- b. Dollar General, Center Township
- c. G.J.K. & Sons – Brief of Participants

III. CONSERVATION DISTRICT REPORT

IV. PLANNING DEPARTMENT REPORT

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

V. MEETINGS

- a. SPC TTC/TIP – May 18, 2017 @ 10:00 am: Pittsburgh

VI. 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