**Greene County Planning Commission**

**Meeting Minutes**

**December 5, 2022**

**CALL TO ORDER**

Ms. Gatrell called the meeting to order at 7:03PM.

**ROLL CALL**

The following were in attendance: Jim Goroncy, Julie Gatrell, Matt Cumberledge, George Scull, Willie Golden and Brian Sokol

The following were not in attendance: Larry Stratton, Jason Nicholson, Greta Mooney, Clint Blaney,

Staff Present: Jeremy L. Kelly, Kyle Lamb

**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: November 7, 2022**

Mr. Goroncy made a motion to approve the November 7, 2022 meeting minutes and it was seconded by Mr. Sokol. All were in favor and the meeting minutes were approved.

**EXECUTIVE SESSION**

Moved into an Executive Session at 7:10 and end at 7:24

**PUBLIC COMMENT**

None

**LAND DEVELOPMENTS**

Mr. Lamb read from the following agenda

|  |  |
| --- | --- |
| **A.** | **Caldwell Minor Subdivision** |
| **Township** | Greene |
| **Zoning** | N/A |
| **Site Control** | 11-01-161 |
| **Driveway Permit, parking and utilities** | Turkey Knob Road & Maple Town Road  Utilities: Existing  Water: East Dunkard  Electric: West Penn  Sewerage: ONLOT |
| **Stormwater** | N/A |
| **Conservation District/PADEP** | Non-Building Waivers |
| **Total Area of Interest** | 21.155 acres |
| **Narrative** | **It is the intent of this plan to:**  **Lot # 4 –** 7.080 Acres (For Agricultural Use)  **Lot # 5** – 6.853 Acres (For Agricultural Use)  **Lot # 6** – 7.222 Acres (For Agricultural Use) |
| **Approval Requested** | Preliminary Approval |

Mr. Lamb read through the Caldwell Minor Subdivision and explained that the land is being split for agricultural use only. Matt Cumberledge motioned to approve for the preliminary approval and was seconded by Jim Goroncy and all were in favor.

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| --- | --- | --- |
| **A.** | **Patterson, Martha E ET LS** |  |
| **Township** | Gilmore |  |
| **Zoning** | N/A |  |
| **Site Control** | 09-04-122 |  |
| **Driveway Permit, parking and utilities** | S.R. 3008 Jollytown Road  Utilities: Existing  Water: SWPA  Electric: First Energy  Sewerage: ONLOT |  |
| **Stormwater** | N/A |  |
| **Conservation District/PADEP** | Non-Building Waivers |  |
| **Total Area of Interest** | 105.5 acres |  |
| **Narrative** | **It is the intent of this plan to:**  **Parcel A**: Combine 60.325 acers of 09-04-122 with all of 09-04-122-E 9.675 acres for a total of 70 acres.  **Parcel B**: Combine 29.039 acres of 09-04-122 with all of 09-04-122-H 2.647 acres for a total of 31.666 acres  **Parcel C**: Combine 10.632 acres of 09-04-122 with all of 09-04-122-G 0.638 acres for a total of 11.000 acres.  **Parcel D**: 09-04-122 Having a residual area of 2.821 acres. To Conveyed to Kourney B Wilson |  |
| **Approval Requested** | Conditional Final Approval |  |

Mr. Lamb read through the Patterson Minor Subdivision explaining that the Patterson got all of the required materials to be approved. The leach field was a worry board because it was on another parcel the Patterson went through a lawyer and got an easement to that leach field. Brian Sokol made a motion to make a final approval and was seconded by Matt Cumberledge and all were in favor.

1. OLD BUSINESS
   1. Lisa Miller Land Development
   2. Emberclear, Dunkard Township (Update)
   3. Luminous Keystone Renewables LLC (Update)
   4. SPC: TTC – We updated the board on the conversations will SPC
   5. Recycling – We will be reaching out to Vince to plan out dates for 2023
      1. ReTRACTS
   6. Railroad extension
   7. Greene County Solid Waste Management Plan (Update)
      1. Overview \_ an RFP will be sent out in January.
   8. Dollar General, Mt. Morris, PA
   9. Historical Resources
   10. Parks and Recreation
   11. Municipal Zoning maps
2. NEW BUSINESS
   1. Annual Assessment Data Greene County (Hand Out) – Mr. Kelly went through the hand out explaining the overview of the assessment for each Municipality and School District noting their Development and the coal mineral percentages. Mr. Kelly also went over Greene Counties assessment as a whole.
3. CONSERVATION DISTRICT REPORT
4. PLANNING DEPARTMENT REPORT
   1. Lot Splits – Appendix A
   2. Tax Abatement – Appendix B
5. MEETINGS
6. ADJOURNMENT – Motion to Adjourn by Jim Goroncy and Seconded by Matt Cumberledge All were in favor. Adjoured 8:45pm
7. **NEXT MEETING IS SCHEDULED FOR January 9, 2023**

**MEETING MINUTES CERTIFICATION**

We, the undersigned, agree that the minutes taken above were approved in their entirety by the Greene County Planning Commission on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2022.

Chairman, Greene County Planning Commission

Secretary, Greene County Planning Commission