

**Greene County Planning Commission
Meeting Minutes
July 01, 2019**

CALL TO ORDER

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

ROLL CALL

The following were in attendance: Brent Burnett, Jim Goroncy, Jonna Knapik, Craig Pelligrini and Jim Smith, Larry Stratton

The following were not in attendance: Alfred Burns, John Bokan, Dave Severini, Sam Steinmiller

Staff Present: Jeremy L. Kelly- GCPC Staff, Robbie Matesic – Executive Director, Economic Development

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

Ms. Knapik made a motion to approve the June 03, 2019 meeting minutes and it was seconded by Mr. Pellegrini. All were in favor and the meeting minutes were approved.

EXECUTIVE SESSION

Mr. Goroncy made a motion to enter executive session to discuss a pending litigation at 7:05pm it was seconded by Mr. Smith all were in favor.

Mr. Smith made a motion to exit executive session at 7:28pm, it was seconded by Ms. Knapik all were in favor.

PUBLIC COMMENT

None

LAND DEVELOPMENTS

Mr. Kelly read the following from the agenda:

A.	Mt Morris Reality Company Re-Subdivision
Township	Perry Township

Zoning	N/A
Site Control	Multiple Owners: Old Palace Limited, Inc. and Richard A. Smith
Driveway Permit, parking and utilities	State Route 19 (Mt. Morris Road) Utilites: (Existing) <ul style="list-style-type: none"> • Water: n/a • Electric: n/a • Sewerage: n/a
Stormwater	N/A
Conservation District/PADEP	Non-Building Waiver:
Total Area of Disturbance	N/A
Narrative	It is the intent of this Minor Subdivision to extend the selected existing Parcels and Lots belonging to Old Palace Limited and Richard A. Smith as established in the Mount Morris Reality Company Addition to Mount Morris in November 1911 to the middle of un-opened Alley's and Streets.
Approval Requested	Plan Acceptance Conditional Preliminary Approval

Mr. Kelly introduced Mr. O'Malley, solicitor for the Greene County Planning Commission, who called in for the meeting. He went on to clarify the reason for the executive session was to discuss the pending litigation regarding this project.

Mr. O'Malley explained that the plan was submitted the Saturday prior to the Monday meeting, that did not give the GCPC ample time to review it. 2:36

Mr. Goroncy made a motion for a Conditional Final Approval pending the E and S plan with the Greene County Conservation district, seconded by Ms. Knapik. All were in favor and the Conditional Final Approval was granted.

Mr. Kelly read the following from the agenda:

B.	RACG to RACG
Township	Center Township
Zoning	N/A

Site Control	Redevelopment Authority of the County of Greene: 03-11-0182
Driveway Permit, parking and utilities	State Route 19 (Mt. Morris Road) Utilites: (Existing) <ul style="list-style-type: none"> • Water: n/a • Electric: n/a • Sewerage: n/a
Stormwater	N/A
Conservation District/PADEP	Existing
Total Area of Disturbance	N/A
Narrative	It is the intent of this Subdivision to create two lots plus a residual parcel. A townhouse was built and a potential buyer has been secured. They are wanting to separate the home from the residual property.
Approval Requested	RFM: 813.2 Lot Frontage Motion to process through Article III instead of Article IV (See Article III 305.D)

Mr. Kelly introduced Mr. Sokol who is representing the plan and the property owners.

Ms. Knapik made a motion to enter into executive session at 7:26 pm and it was seconded by Mr. Pellegrini for the purpose of discussing two projects under litigation. All were in favor

Ms. Knapik made a motion to exit executive session at 7:45 pm and it was seconded by Mr. Pellegrini. All were in favor.

Mr. Steinmiller made a motion to table the project for a future meeting, seconded by Mr. Goroncy, all were in favor.

Mr. Sokol asked for a reason and Mr. Burnett explained that at this time the Planning Commission is not at a point of plan acceptance.

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 (**Update**)
- xviii. G.J.K. & Sons – Franklin Township (No Update)
- xix. WVU Medical Center (No Update)
- xx.** Greene County Comprehensive Plan (No Update)
- xxi.** Richhill Twp: McNay Ridge Road truck traffic (No Update)

b. Other

- i. SALDO, Revisions (No Update)
- ii. Cumberland Township Zoning (No Update)

II. NEW BUSINESS

- a. Greene County Comprehensive Plan, consider a formal recommendation to forward the draft Comprehensive Plan to the Commissioners to open the 45-day comment period at their regularly scheduled July 18, 2019 meeting.
- b. Agricultural Security Area, Whiteley Township
- c. Phase I Environmental Assessment & Harms and Benefits Approval, Perry Township

III. CONSERVATION DISTRICT REPORT

IV. PLANNING DEPARTMENT REPORT

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

V. MEETINGS

- a. SPC/TTC – July 18, 2019

VI. Adjournment – Mr. Steinmiller made a motion to adjourn the meeting at 8pm, seconded by Ms. Knapik, all were in favor.

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