

**Greene County Planning Commission
Meeting Minutes
June 12, 2017**

CALL TO ORDER

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

ROLL CALL

The following were in attendance: Sam Steinmiller, Jim Smith, Larry Stratton

The following were not in attendance: Brent Burnett, Alfred Burns, Jim Goroncy, 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

The approval of the May meeting minutes will be completed at the July meeting.

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	Existing – Access onto S.R. 0188; Jefferson Road
Permit, parking	

and utilities	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. Conservation District E & S plan approval: May 25, 2017
Total Area of Disturbance	~ 3,000 ft2 area ~ 20,000 ft2 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	Conditional Final Approval
Representative	Sam McVicker, Project Manager - K2 Engineering, Inc. Mike Wilson, Wilson Forest Products, LLC

Mr. Kelly introduced Mr. McVicker from K-2 Engineering, Inc.

Mr. McVicker noted that the E&S approval was pending from the previous meeting, that has been approved by the Conservation District and a copy of the letter has been provided. He also noted that he has provided a letter from the township supervisors explaining and approving the proposed stormwater. The county engineer is currently looking over the design as well.

Mr. Stratton made a motion for Conditional Final Approval and was seconded by Mr. Smith. All were in favor and Plan Acceptance was granted.

Mr. Kelly read the following from the agenda:

A.	CDP-1, Compressor Station and Freshwater Impoundment Facility
Township	Richhill Township: May 17, 2017
Zoning	N/A
Site Control	22-08-0115; Rice Poseidon Midstream, LLC – 59.86 acres
Sewage	N/A
Driveway Permit, parking and utilities	Existing – Access onto Riggs Road (TR 505) Parking- Request for Modification Utilities- N/A
Stormwater	Submitted, pending review
Conservation	ESCGP-2, pending

District/PADEP	
Total Area of Disturbance	8.9 acres
Narrative	Rice Poseidon Midstream LLC (Rice) is proposing the CDP-1 facility project, which consist of a compressor station pad, freshwater impoundment, valve pad, associated access roads, construction of approximately 600 linear foot 30-inch steel natural gas lines and three approximately 1,035 linear foot 24-inch HDPE buried fresh water pipelines. Additional facilities at the site include stockpiles, erosion and sediment controls and post-construction stormwater management facilities. Compressor facility (260' x 70')
Request for Modification	None at this time
Approval Requested	Plan Acceptance Preliminary Approval
Representative	Karl Knoth, P.E. Civil Engineer Michael Baker International Kyle A. Shirey, Midstream Permitting Coordinator - Rice Energy Inc.

Mr. Kelly introduced Mr. Knoth from Michael Baker International

Mr. Kelly noted that Rice Energy is going to share their documents proving that they have a shared access to their property. Mr. Shirey explained that they have a shared access point with Consol off of the western side of Riggs Road.

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

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

Mr. Kelly read the following from the agenda:

C.	CDP-2, Compressor Station
Township	Aleppo Township: May 31, 2017
Zoning	N/A
Site Control	01-03-0135-A; Daniel Fink- 24.58 acres
Sewage	N/A
Driveway Permit, parking and utilities	Existing – Access onto Miller Road (TR-326) Parking- Request for Modification Utilities- N/A
Stormwater	Submitted, pending review
Conservation District/PADEP	ESCGP-2, pending

Total Area of Disturbance	17 acres
Narrative	Rice Poseidon Midstream LLC (Rice) is proposing the CDP-2 Compressor Station, which consist of a compressor station pad (290' by 750') with a 260' x 70' compressor building and approximately 220 foot long permanent access road. Additional facilities at the site include stockpiles, erosion and sediment controls, and post-construction stormwater management facilities.
Request for Modification	None at this time
Approval Requested	Plan Acceptance Preliminary Approval
Representative	Karl Knoth, P.E. Civil Engineer Michael Baker International Kyle A. Shirey, Midstream Permitting Coordinator - Rice Energy Inc.

Mr. Kelly introduced Mr. Knoth from Michael Baker International

Mr. Stratton asked why the sudden interest in compressor stations again. Mr. Shirey explained that the three that they have proposed have been in the works for at least three years and the timing is based partially on the rise in the price of gas.

Mr. Kelly noted that a concern regarding the door location was raised at the township meeting. Mr. Shirey noted that the door location has not been determined but assures that all local requirements for noise will be met. They will completely close the building around the compressor engines.

Mr. Shirey noted that the site was completely controlled remotely by a satellite office, the engines can be turned on or shut down and doors can be opened or shut from the satellite office.

Mr. O'Malley asked if there was a maintenance agreement for the access road for both projects. Mr. Shirey noted that they do not but if they are going to utilize the entrance as a permanent road the PA DEP requires them show permanent easements for stormwater facilities that are connected to the driveway accesses.

Mr. O'Malley expressed concern regarding access for emergency access and the condition of the road. Mr. Knoth noted that the entrance must meet the requirements set forth by PennDOT and agreements are in place with the township

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

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

Mr. Stratton made a motion to enter executive session, seconded by Mr. Smith regarding GJK and Southoak View Association status, and Rhodes Burial ground at 7:20 pm.

Mr. Smith made a motion to exit executive session and was seconded by Mr. Stratton at 8:45pm.

D.	McDowell / Bates Subdivision
Township	Jefferson Township
Zoning	RR
Site Control	Fred McDowell: 15-02-177
Sewage	Existing
Driveway Permit, parking and utilities	Access off of Clarksville Road and SR 88 All other utilities are existing
Narrative	Mr. McDowell is splitting off .033 acres of tract 2 and .430 acres from tract 1 for a combined split of 0.463. Mr. Bates is combining several tracts of land with the .463 through a deed of incorporation.
Request for Modification	
Approval Requested	To process these lot splits successively and waive Article IV, Minor Subdivision

E.	Howard / Darr Subdivision
Township	Dunkard Township
Zoning	N/A
Site Control	John R. Darr Estate: 06-02-0123
Sewage	10 acres exemption Existing/Component 1
Driveway Permit, parking and utilities	Access off of Bealls Run Road and Hunters Ridge Road All other utilities are existing
Narrative	The John R. Darr estate is 106 acres. Lot number 1 had an existing home that was demolished and will be going through the Component 1 process. Lot number 2 is 44.441 acres used primarily for camping and will be process with a 10 acre exemption. The third lot of 38.91 acres will be the residual.
Request for Modification	
Approval Requested	To process these lot splits successively and waive Article IV, Minor Subdivision

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

Mr. Kelly explained that Mr. Brodak is wanting to change his plans for stormwater discharge and has requested a meeting.

- 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. 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 (Update)

II. NEW BUSINESS

a. Dollar General, Monongahela Township

Mr. Swank introduced himself as the engineer for the proposed development in Greensboro DPP LLC. He explained that the project is located in at the intersections SR 88 and SR 2016 with its main access point off of SR 88. Mr. Swank noted that they are currently working through the Conservation District permits and the PennDOT HOP process. He explained that an issue was brought to their attention regarding the safety concerns regarding the entrance. Specifically cars turning north bound on SR 88 from SR 2016, Stoney Hill

Road. He noted that the entrance will be located north of the intersection. He also explained that there are safety concerns regarding the flow through traffic moving north on SR 88; a crest prior to the intersection makes it difficult to slow or stop for slower traffic. Mr. Swank noted that they placed the entrance further than 200' from the intersection so that they can meet that site distance.

Mr. Swank said that he was here tonight to ask for information or address any concerns on at the site. They are unable to put an additional access off of Stoney Hill because the slope will be close to 19%.

Mr. Steinmiller asked if there was a company-wide safety design.

Mr. Swank confirmed that they typically rely on the PennDOT standards to determine the safety of a design.

Mr. O'Malley asked if a second entrance has been quoted or analyzed regarding costs.

Mr. Swank explained that they did not run the numbers but explained that if a second entrance was required it would make the project infeasible.

Mr. Swank noted that the width of the intersection is an issue. He also noted that the stop sign is sitting too far off the road creating a reduced site distance.

Mr. Swank explained that they are willing to put some money towards the project to fix the intersection but they will not be able to fund an entire project.

Mr. O'Malley noted that there might be some potential to put a sign on the crest as a warning.

Ms. Matesic noted that the county would not be able to do any work in the intersection right-of-way of the road, as it is owned entirely by the state. We do not have the right people or the jurisdiction to do any of the work. She noted that the company should take the offer to PennDOT.

Mr. Swank asked if that would satisfy the board?

Ms. Matesic explained that we would be in the works and meetings to advocate for a solution to the road.

Mr. Stratton asked how the location of the entrance is related to the intersection and the accidents that have occurred.

Ms. Matesic explained that although the entrance is placed several hundred feet from the intersection the thought is that there will be an increase in traffic through the intersection to access the Dollar General site.

Mr. Swank asked if the second entrance onto Stoney Hill Road be required?

Ms. Matesic noted that we do not have an ordinance that would require it.

b. Dollar General, Center Township

Mr. Kelly explained that the area that the Dollar General is proposed to go has been leased by another company.

c. G.J.K. & Sons – Brief of Participants; Executive Session

d. Rice Energy, Wayne Township

Rice Energy proposes another Compressor Station in the Wayne Township area, the meeting is later this month.

e. EQT compressor station

Mr. Kelly noted that EQT called and will be sending plans for a compressor station add on, a small building.

f. Primary Care, Perry Township

Mr. Kelly explained that Primary Care is looking to expand their already existing building by a few rooms and may be submitting plans for them in the upcoming months.

g. Ryerson Station, Richhill Township

Mr. Kelly noted that a meeting with Ryerson Station engineers revealed that they will be potentially submitting plans for consideration in the upcoming months. They do need to work a few things out with PA DEP regarding the wetlands.

h. Nabor Subdivision, Monongahela Township

i. Knights Subdivision, Jefferson Township

j. APV subdivision, Monongahela Township

Mr. Kelly noted that the Subdivisions noted above will be on the upcoming agendas.

III. CONSERVATION DISTRICT REPORT

IV. PLANNING DEPARTMENT REPORT

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

V. MEETINGS

- a. SPC TTC/TIP – June 15, 2017 @ 10:00 am: Pittsburgh

VI. Adjournment – **NEXT MEETING IS SCHEDULED FOR July 10, 2017**

Mr. Smith made a motion to adjourn the meeting at 9:15 pm and Mr. Stratton seconded the motion.

MEETING MINUTES CERTIFICATION

We, the undersigned, agree that the minutes taken above were approved in their entirety by the Greene County Planning Commission on July 10, 2017.



Chairman, Greene County Planning Commission



Secretary, Greene County Planning Commission

