

**Greene County Planning Commission
Meeting Minutes
December 4, 2017**

CALL TO ORDER

Mr. Burnett called the meeting to order at 7:01 PM.

ROLL CALL

The following were in attendance: Brent Burnett, Jim Goroncy, Alfred Burns and Larry Stratton

The following were not in attendance: Jim Smith, Sam Steinmiller, Jonna Knapik Bryan Cole and Charlie Riggs

Staff Present: Jeremy L. Kelly (GCPC) Kevin O'Malley (GCPC Solicitor)

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. Stratton made a motion to approve the October 2, 2017 meeting minutes and it was seconded by Mr. Burns, all were in favor and the meeting minutes were approved.

EXECUTIVE SESSION (as needed)

PUBLIC COMMENT

LAND DEVELOPMENTS

Mr. Kelly read the following from the agenda:

| | |
|---------------------|---|
| A. | Renaissance Energy Center, APV: MINOR SUBDIVISION |
| Township | Monongahela Township – 01/25/2017 |
| Zoning | N/A |
| Site Control | 16-01-0165-C: Allegheny Energy Supply Company, LLC; 143 acres |
| Sewage | Waste Water Treatment Plant, on-site |

| | |
|---|--|
| Driveway Permit, parking and utilities | Existing – Access onto SR 21 through easement (PennDOT HOP) Parking- 28 parking spots available Utilities- Water: SWPA Electric: West Penn Power Natural Gas: To be provided by DTE Energy, Inc |
| Stormwater | Submitted Pending Review |
| Conservation District/PADEP | Submitted Pending Review: NPDES, GP-4 and Air Quality (See handout) |
| Total Area of Disturbance | Lot A: 20.368 acres Lot B: 12.418 acres |
| Narrative | APV Renaissance Partners OPCO, LLC (APV) is proposing to construct and operate a power generation facility located in Monongahela Township adjacent to the former Hatfield Ferry Power Plant. APV intends to develop and build a natural gas-fired combined cycle power facility on site. The project also involves associated access roads and parking lots, electric transmission line infrastructure and other ancillary facilities. The project requires many federal, state and local permit approvals, see handout. Subdivision: APV is planning to purchase two lots- Parcel A will be 20.368 acres and will be the location of current activity. Parcel B will be 12.418 acres and will be used for potential expansion. This will leave a residual parcel of 110.906 acres. |
| Request for Modification | None at this time |
| Approval Requested | Conditional Final Approval for Minor Subdivision |
| Representative | Larry Drane, P.G. Project Manager; Tetra Tech |

Mr. Kelly introduced Mr. Larry Drane from Tetra Tech.

Mr. Drane wanted to express his appreciation for Mr. George Baran's timely review of the project.

Mr. Drane explained that they took the engineers comments that they received and incorporated them into the newly revised subdivision plat. There are three pages to the subdivision plan. They show both parcels in question and the access point to SR 21 through a 50' Right of Way to the properties.

He further explained that with Parcel B there is a Non-Building waiver that was signed by APV and the township because they are not sure what will happen with the parcel in the future. They have submitted to the PA DEP on November 7th for an small package plant to process the sewage needs for the facility for Parcel A.

Mr. Stratton asked for clarification on the location of the parcels in regards to the existing facility.

Mr. Drane explained that both the parcels make up the existing coal lay down yard along with the two cooling towers. One tower will be demolished and the other will be retrofitted to be used for the new facility.

Mr. Goroncy asked for clarification on the 50' wide right of way location. Mr. Drane explained that they are highlighted on page 1.

Mr. Ganley, also with APV explained that the 50' Right of Way goes from SR 21 to Parcel B, and then it goes to 38' to Parcel A through an internal driveway.

Mr. O'Malley explained that the fire chief in Monongahela Township thought that the 38 driveway will be suffice.

Mr. Burns asked if the width restriction would require a modification.

Mr. O'Malley explained that internal road system in an industrial site can be determined on an individual basis and in all cases be of sufficient width and design to safely accommodate maximum access according to section 803.1.F of the SALDO.

Mr. O'Malley explained that the Conditional Final Approval letter will be set up in phases. Some of the permits and requirements are very specific to this project.

Mr. O'Malley asked for clarification on if they board would like the information represented to them or if the staff could handle the finalizing of the phases laid out in the proposed letter. They board agreed that the staff could handle the review of content.

Mr. Burns made a motion for Conditional Final Approval of the proposed subdivision and was seconded by Mr. Stratton. All were in favor and Conditional Final Approval was granted. Mr. Goroncy abstained due to his employment with Tetra Tech.

Mr. Burns made a motion for approval of the Conditional Final Approval letter, seconded by Mr. Stratton. All were in favor and Approval of the letter was granted. Mr. Goroncy abstained due to his employment with Tetra Tech.

Mr. Kelly read the following from the agenda:

| | |
|---|--|
| B. | Burns Storage Facility |
| Township | Gray Township – |
| Zoning | N/A |
| Site Control | 10-01-0106-A: West Greene School District 18.3 acres (Under Buyers Agreement) |
| Sewage | Waste Water Treatment Plant, on-site |
| Driveway Permit, parking and utilities | Existing – Access onto SR 21 through existing access point Utilities- Water: SWPA Electric: West Penn Power |

| | |
|------------------------------------|--|
| Stormwater | Submitted Pending Review |
| Conservation District/PADEP | Submitted to Conservation District |
| Total Area of Disturbance | Minimal |
| Narrative | Burns Drilling & Excavating is proposing a 100' by 130' Storage Building to be placed on an existing concrete pad. Internal driveway and pavement for parking is existing. |
| Request for Modification | 814.N- Parking Requirements- |
| Approval Requested | Plan Acceptance Preliminary Approval |
| Representative | Rich Rush, Widmer Engineering Belinda Burns, Burns Drilling and Excavating |

Mr. Kelly introduced Ms. Burns from Burns Drilling and Excavating, presenting the project.

Mr. Burns explained that the building will be used primarily for storage and the work will be done on an existing impervious area.

Mr. Stratton made a motion to grant approval of the modification and was seconded by Mr. Goroncy. All were in favor and the Modification granted.

Mr. Stratton made a motion to grant Plan Acceptance and Preliminary Approval and was seconded by Mr. Goroncy. All were in favor and Plan Acceptance and preliminary approval 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 (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 (No Update)
 - 4. **Ken Stoneking, Perry Township (Update)**

Mr. Kelly noted that Mr. Stoneking called back and explained that things were working out well for him. However, during the last rain event he was getting a lot of water. Mr. Kelly noted that this rain event was quite large and likely overtopped anything that the township did to fix it.

- xviii. Rhodes Cemetery, Franklin Township (No Update)
- xix. Dollar General, Monongahela Township (No Update)
- xx. **Dollar General, Center Township (Update)**

Mr. Kelly noted that the Dollar General will be coming to the next meeting for Final Approval.

- xxi. G.J.K. & Sons – Franklin Township (Update)
- xxii. **GCPC Term Expirations: Alfred Burns, Larry Stratton and Jim Smith (Update)**

Mr. Kelly asked Mr. Burns if he would like to serve another term. He explained that he would be willing to do another year.

- b. Other
 - i. Cumberland Township SALDO (No Update)
 - ii. SALDO, Revisions (No Update)
 - iii. **Waynesburg Strategic Comprehensive Plan and Zoning Amendment (Update)**
 - 1. **GCPC- 30 day review period: July 24, 2017**
 - a. **Vote to adopt Zoning Ordinance, Mon October 9th**

II. NEW BUSINESS

- a. Washington Township Comprehensive Plan

Mr. Kelly noted that the Washington Township Comprehensive Plan was available for review and comment.

- b. Mountain State Waste, Inc., Perry Township: PA DEP

Mr. Kelly explained that a meeting occurred between the township and Mountain State Waste, Inc. to discuss the future project.

- c. Jefferson Morgan Multi-Municipal Zoning Ordinance

Mr. Kelly noted that the Jefferson Morgan Multi-Municipal Zoning was also in the office if anyone wanted to review it and provide comments.

- d. Arbys, Franklin Township

Mr. Kelly noted that the Arbys plans have been submitted by Franklin Township and if there were any comments to please let him know.

III. CONSERVATION DISTRICT REPORT

IV. PLANNING DEPARTMENT REPORT

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

V. MEETINGS


- a. SPC / TTC – December 7, 2017 @ 10 am: Pittsburgh

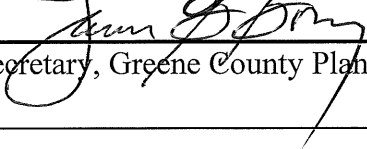
VI. Adjournment – **NEXT MEETING IS SCHEDULED FOR January 8, 2018**

Mr. Goroney made a motion to adjourn the meeting at 7:35 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 August 07, 2017.



Chairman, Greene County Planning Commission

Secretary, Greene County Planning Commission

