

# **GREENE COUNTY PLANNING COMMISSION**

## **2012 ANNUAL REPORT**



***Working Together for a Better Tomorrow***

**55 years of Serving Greene County**

# GREENE COUNTY PLANNING COMMISSION

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# **GREENE COUNTY PLANNING COMMISSION**

## **CURRENT MEMBERS AND STAFF**

**2012**

### **GREENE COUNTY COMMISSIONERS**

Pam Snyder - Chairman

Charles Morris

Archie Trader

Jeff Marshall – Chief Clerk

### **GREENE COUNTY PLANNING COMMISSION MEMBERS**

Shirl Barnhart – Chairman

John Kendralla – Vice Chairman

Suzanne Swinchock - Secretary

Alfred Burns

Francis Minor

Brent Burnett

Larry Stratton

Charlie Riggs

Eric Marshall

### **GREENE COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT**

Robbie M. Matesic, Executive Director

# GREENE COUNTY PLANNING COMMISSION

## THE HISTORY OF THE COMMISSION (EVENTS)

The following are important events throughout the history of the Greene County Planning Commission:

6/20/56

First Meeting – Reorganizational Meeting

First Chairman – Mr. W. Robert Thompson

Commission states their reason for forming: “improving the economy of the county”

7/18/56

Formation of five committees: agriculture, industry, government, communication, and culture

Formation and approval of first by-laws

8/29/56

Presentation of “The Whys of a Planning Commission” – page 16

12/12/56

First budget proposed: \$6,250 (with \$2,800 from the state)

1/9/57

Began meeting monthly

1/17/57

Special meeting on the formation of the Greene County Industrial Development Corporation (GCIDC)

Twenty five members and seven alternates were selected for the GCIDC on 2/6/57

8/14/57

First discussion on land subdivision regulations – decided to host a public meeting

Decided to hire a Planner at \$7,500 per year salary

12/2/57

First director in the history of the Commission – N.L. Howenstein

2/12/58

First meeting that was publicized in a newspaper

5/13/59

First discussion on the formation of a Comprehensive Plan

6/19/59

First submission of a lot plan – it was denied – title: “Dr. Grover Powell”

7/22/59

First approved subdivision – titled: “Section A of Crescent Hills”

2/14/62

Motion to approve the Redevelopment Authority of the County of Greene

Washington Township has formed their own Planning Commission

1/16/63

Rices Landing Borough has formed their own Planning Commission

12/16/64

First dinner meeting for Commission and their wives as well as Commission staff

10/13/65

Discussion on the formation of the Warrior Trail Association

By 11/8/67 the Warrior Trail Association has bought the Fordyce Schoolhouse and has completed 38 miles of the trail

1/8/69

Perry Township has formed their own Planning Commission

5/12/71

Cancellation of the summer meeting schedule for lack of items

5/10/72

Greene County Airport Plan adopted

12/12/73

First executive session – the reason was to discuss the “role of the Planning Commission”

2/14/79

First submission and adoption of the Planning Commission’s Annual Report

2/18/81

Discussion of a Memorandum of Understanding between the Commission and the Greene County Conservation District

6/8/81

Appointment of the first female Commission Member – Marian Rush

1/23/89

The Commission took on three new tasks: stormwater management planning, solid waste planning and the tax abatement program

First mention of “illegal lot splits”

7/23/90

First submission of a lot split report by Commission Planning staff

8/24/92

First submission of the Planning Director’s Report

3/22/93

The longest tenured Chairman in the history of the Commission is elected into the position – Chairman D. Paul Boord (currently Chairman for 16 years continuously)

4/26/93

Largest public attendance in Commission history – 79 people in attendance

1/22/96

The Commission approved a resolution allowing Planning Staff to review the approval of lot splits

Mentioned the 40<sup>th</sup> birthday of the Planning Commission

5/19/97

First mention of Geographic Information Systems (G.I.S.) – staff attended a meeting in Harrisburg

10/27/97

Last meeting for the longest tenured Director in the history of the Commission – Valerie Cole served for 21 years

11/5/98

The Morrisville Task Force was created to study traffic issues

3/22/99

Commissioner John Gardner sits in for Commission member John Stewart

2/4/02

Commissioner Scott Blair sits in on the Commission meeting (pro-tempore) in order to gain a quorum

4/2/07

The largest project in the history of the Planning Commission is first mentioned (Allegheny Power 502 Junction Substation and Transmission Line Project)

7/6/09

Final meeting for the longest tenured Chairman in the history of the Commission – Paul Boord served as Chairman for 18 years

9/14/09

Re-formation of the Redevelopment Authority of the County of Greene – Chairman Marcia Sonneborn

11/7/11

Large agenda – six final approvals and two preliminary approvals in one meeting

# GREENE COUNTY PLANNING COMMISSION

## THE HISTORY OF THE COMMISSION (MEMBERS)

The following is a listing of Greene County Planning Commission members and their length of terms:

<b>Greene County Planning Commission Members (Historical)</b>				
<b>#</b>	<b><u>YEAR Started</u></b>	<b><u>YEAR Ended</u></b>	<b><u>NAME</u></b>	<b><u>Years Served</u></b>
1	1955	1957	Russell Crawford	2
2	1955	1965	William Lopp	10
3	1955	1960	Dennis Loughman	5
4	1955	1982	J. Claude Smith	27
5	1955	1965	John Hook	10
6	1955	1958	John Miller	3
7	1955	1962	W. Robert Thompson	7
8	1955	1972	Dr. Harry Gardner	17
9	1955	1957	Albert Hood	2
10	1958	1968	Wilfred Kramer	10
11	1958	1965	Adam Bronakoski	7
12	1959	1964	Jack Williams	5
13	1961	1965	Ben Jacobs	4
14	1962	1973	W. Bertram Waychoff	11
15	1963	1967	Kenneth Evans	4
16	1965	1969	Rusell McKee	4
17	1965	1969	James Wilson	4
18	1965	1968	R. A. Matteucci	3
19	1965	1978	John Baily	13
20	1967	1973	Arthur Patterson	6
21	1968	1982	Arthur Palone	14
22	1969	1981	Paul Day	12
23	1970	1984	H.B. Arrison	14
24	1971	1972	W. Robert Williamson	1
25	1972	1981	Sylvester Ganocy	9
26	1973	1978	Dr. Richard Close	5
27	1973	1979	Charles Ganiear	6
28	1974	1979	C. Robert McCall	5
29	1974	1988	Raymond Randolph	14
30	1974	1980	Robert Eichenlaub	6
31	1979	1981	Roy Remington	2
32	1980	1988	Robert A. Lang	8
33	1980	1985	H. Terry Grimes	5
34	1981	1993	Byron Hughes	12
35	1981	1989	Floyd Hornick	8
36	1981	1997	Marian C. Rush	16
37	1982	1994	John E. Titus	12
38	1983	1985	Michael J. Lucas, Jr.	2
39	1984	1985	Debra Hook	1
40	1985	1996	A. Clyde Ammons	11
41	1985	2004	David Smith	19
42	1985	1991	William Nalitz	6

43	1988	1993	<b>Gene Lee</b>	5
44	1988	2009	<b>D. Paul Boord</b>	21
45	1989	1995	<b>Nick Levo</b>	6
46	1992	1996	<b>Linda Chambers</b>	4
47	1993	present	<b>Alfred Burns</b>	<i>currently 19</i>
48	1993	1994	<b>Audrey Bailey</b>	1
49	1994	1999	<b>Gary Seals</b>	5
50	1994	2007	<b>Gene Yost</b>	13
51	1996	1996	<b>Thomas J. Flynn</b>	<i>less than 1</i>
52	1996	2008	<b>John Stewart</b>	12
53	1996	2004	<b>Kirk A. King</b>	8
54	1996	present	<b>Francis Minor</b>	<i>currently 16</i>
55	1998	2001	<b>Matthew D. Haas</b>	3
56	1999	2000	<b>Kim Harvey</b>	1
57	2000	2003	<b>Christina Gardner</b>	3
58	2001	2008	<b>Steven Stuck</b>	7
59	2004	present	<b>Suzanne Swinchock</b>	<i>currently 8</i>
60	2004	2008	<b>Dave Pollock</b>	4
61	2005	present	<b>Shirl Barnhart</b>	<i>currently 7</i>
62	2008	2009	<b>Mark Fox</b>	1
63	2008	2010	<b>Chuck Morris</b>	2
64	2008	present	<b>John Kendralla</b>	<i>currently 4</i>
65	2009	2010	<b>Sam Cario</b>	2
66	2009	present	<b>Brent Burnett</b>	<i>Currently 3</i>
67	2010	2011	<b>Ron Ferek</b>	1
68	2010	2010	<b>Doug Lee</b>	1
69	2011	present	<b>Charlie Riggs</b>	<i>Currently 2</i>
70	2011	present	<b>Larry Stratton</b>	<i>Currently 2</i>
71	2012	present	<b>Eric Marshall</b>	<i>Currently 1</i>

## **GREENE COUNTY PLANNING COMMISSION**

### **MISSION AND VISION STATEMENT**

#### **MISSION STATEMENT**

The Greene County Planning Commission strives to comply with all the procedures and processes outlined in the Pennsylvania Municipalities Planning Code (MPC).

#### **VISION**

The Greene County Planning Commission is focused on promoting the safety and security of its community by following smart growth practices, enforcing the Greene County Subdivision and Land Development Ordinance (SALDO), and by using the MPC as the main planning tool.

# GREENE COUNTY PLANNING COMMISSION

## COUNTY INFORMATION

**LOCATION:** Greene County is in the southwestern corner of the Commonwealth of Pennsylvania. It is bounded on the north by Washington County, on the east by the Monongahela River that separates it from Fayette County, on the south by the Mason-Dixon Line at West Virginia and on the west by the West Virginia Panhandle. Greene County contains 577 square miles and has a population of 38,686 people in its six boroughs and twenty townships.

**HISTORY:** The County was formed by an act of Legislature on February 9, 1796 in honor of General Nathaniel Greene. Colonel John Minor, sponsor of the bill, is called the Father of Greene County. A board of trustees was authorized to buy a tract of land near the center of the county to build a courthouse, county jail, etc. According to a deed dated October 28, 1796, the trustees bought 150.5 acres of land called “Eden” from Thomas & Eleanor Slater for \$2,376. They named it Waynesburg after General Anthony Wayne because he led the army that successfully defeated the Indians in the Northwest (Ohio) Territory in 1794. On September 29, 1797, they offered 201 lots for sale at prices ranging from \$5 to \$145. They erected a log courthouse and jail. The courthouse still stands but is not recognizable due to extensive remodeling. The first store was established by William Crawford who purchased a “load” of goods from a settlement along the Monongahela River in the early 1800's and began trading. There were 80 dwellings in Waynesburg in 1843. By 1906 it had reached 350.

**POPULATION:** Greene County's population and economy have always been strongly related to the County's natural features. The hilly topography, the Monongahela River, and abundant subsurface coal reserves have dominated the County's settlement patterns and its livelihood, concentrating population in the eastern portion of the County and focusing employment (in the 20<sup>th</sup> Century) on bituminous coal mining. Since the turn of the century, mining has replaced agriculture as the leading industry. As coal related activities expanded in the 1920's and demand for coal slackened in the 1960's, the County's population contracted, and working age families migrated out of the County. In 1960 the population was 39,424; by 1970 it dropped to 36,090. When the energy crisis had reestablished the demand for coal, the 1980 census showed an increase of population to 40,476. Going into the 2000s, the population has stabilized to around 40,672, with 6,049 individuals in the six (6) boroughs and 34,623 in the twenty (20) townships. The current 2010 estimate on population has 38,686 people in the County; this is a decrease of 1,986 residents in the last 10 years.

**TOPOGRAPHY:** Greene County is located in the Central Unglaciaded Allegheny Plateau as characterized by rugged and irregular topography consisting of narrow valleys sloping steeply to narrow ridge tops. This area is heavily forested and contains major bituminous coal deposits. Greene County contains some of the most difficult topography in the region and is one of the least developed areas. The Allegheny Plateau ranges from 750 feet above sea level at the Monongahela River to 1600 feet at its highest point. Currently, the topography of the County has been impacted by the Marcellus Shale industry and related gas well development.

**LAND USE:** Of the county's 577 square miles, a small percentage of the county is developed, primarily along the Monongahela River on the high plains in the eastern portions of the county. There are small unincorporated villages throughout the county and a considerable amount of residential

development scattered along narrow bands of gently to moderately sloping land adjacent to County roads. Developed areas include Waynesburg-Franklin Township area along Routes 21 and 188 and Interstate 79, the Carmichaels/Cumberland area, and an area along Ten Mile Creek between Clarksville and Jefferson Borough. These areas tend to have most of the County's community facilities and services.

On August 14, 2008 the Greene County Commissioners adopted the Greene County Comprehensive Plan (A Strategy for a Greene Tomorrow) after it was recommended by the Greene County Planning Commission. One objective of the plan was to "utilize a comprehensive plan as the blueprint to move the county forward in a positive direction".

**TRANSPORTATION:** Interstate 79 runs north and south through Greene County. The County is also serviced by State Route 21 running east to west and Route 19 running south to north. There are 584 miles of state roads in the county and 935 miles of municipal roads. The railroads servicing the County are: Norfolk Southern and the Cumberland Mine Railroad. There is one (1) general aviation airport facility, owned and operated by the County and known as the Greene County Airport.

The Greene County Airport Master Plan and Airport Layout Plan were adopted by the County Commissioners in the summer of 2008. The plan looked at the existing airport inventory, activity forecasts, facility requirements, an environmental overview, airport plans, and a capital improvement plan.

In December 2008, the Chairman of the Planning Commission requested that the Infrastructure Committee reconvene to focus on road issues within the county. A point of emphasis for the committee will be to research the possibility that the Greene County Subdivision and Land Development Ordinance is hindering development. A second point of emphasis will be on local paving specifications and how the local governing body and the Planning Commission differ. The committee started working on this topic in February 2009 (as of the date of this report, the committee had met with PA DOT and SPC).

**PUBLIC UTILITIES:** Greene County receives utility services from many public and private entities. Allegheny Power Company (formerly West Penn Power Company) provides electric service to the county. Carnegie Natural Gas Co., Columbia Gas of PA, INC., Conklin Gas & Oil, Equitable Gas Co., Greenridge Oil, Inc. of PA, and Peoples Natural Gas Company provide Natural Gas to Greene County. Telephone Service is provided by Alltel of PA, Inc., AT&T Communications of PA, Inc., MCI Telecommunications Corp., Short Line Telephone Co., and West Side Telephone Company. Local municipalities, authorities and other private companies provide water and sewage services.

**VOTING:** Statistics supplied by Elections from the year 2012 show that there are 22,659 registered voters in Greene County distributed among 44 voting precincts. Out of this total 14,282 are registered Democrats and 6,540 are registered Republicans. An additional 2,809 voters subscribe to other affiliations.

**RECREATION:** On August 14, 2008 the Greene County Commissioners adopted the Comprehensive Parks, Recreation, and Trails/Greenways Plan after it was recommended by the Greene County Planning Commission. The mission statement for the document states, "The County will implement practical strategies for the efficient allocation of resources by capitalizing upon public and private partnerships to develop a variety of recreational facilities that are available to all residents." This plan is a thorough review of the County's inventory of trails, park and other recreational facilities and also

notes recreational opportunities for future planning.

Greene County has over 10,800 acres of parks, recreation and open public space. It also has 71 miles of hiking trails (which are mostly located in the State Game Lands). There are also local pools, parks, the Greene River Trail, the Warrior Trail, and several golf courses. Additionally, the numerous fairs, festivals, and other events provide the community with special events throughout the year.

**MEDIAN HOUSEHOLD INCOME:** The 2000 census reported that the Median Household Income (MHI) or the middle figure of all incomes for Greene County was \$30,352. That amount was \$11,642 lower than the National Median Income of \$41,994. None of the Greene County's municipalities had a higher figure than the national average. Washington Township, with a median household income of \$39,492, was the highest in the county.

**EDUCATION:** Education is provided in Greene County by five (5) public school districts, one (1) private schools, home-schooling, one (1) vocational technical school, one (1) community college, one (1) fully accredited four year university and numerous day care and nursery school facilities.

**MEDIA:** Greene County is served by two (2) Daily Newspapers, The Observer Reporter and The Herald Standard and one (1) weekly paper, The Greene County Messenger. There are also two (2) radio stations in the County, WANB Waynesburg and WCYJ Waynesburg University.

**EMPLOYMENT AND ECONOMY:** Current estimates from the 2010 Census show that of the 17,201 individuals in the civilian labor force in Greene County, there were 16,086 employed and 1,113 unemployed. This unemployment totals 3.5% of the County's population and is a decrease of 1.2% since 2006.

The average weekly wage in Greene County rose from \$669 in 2001 to \$765 in 2006 according to the Pennsylvania Department of Labor and Industry. Therefore, Greene County has seen a rise in average weekly wage of \$95 in the last 6 years.

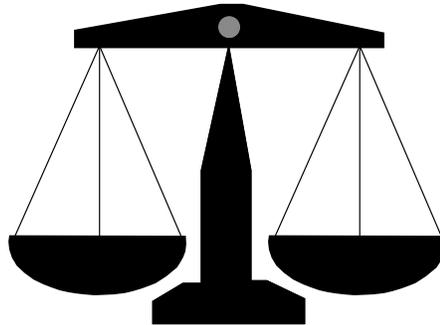
**COUNTY FACILITIES:** The County owns the Greene County Office Building, Courthouse, Jail Facilities, Ben Franklin Building, Fort Jackson County Building, the Greene County Fairgrounds and Airport. In addition, the County owns the Eastern and Central Swimming pools and operates Mon View Park.

**EMERGENCY SERVICES:** The 911 offices are located in the Alltel Building on Greene Street in Waynesburg Borough. An enhanced 911 computer system and G.I.S. mapping are tools used to provide efficient and effective services to the constituents of Greene County.

**MARCELLUS SHALE:** The Marcellus Formation, which is a unit of sedimentary rock, is found in eastern North America. The shale contains largely untapped natural gas reserves and its proximity to Eastern seaboard demand markets make it an attractive and target for energy development. Greene County sits directly in the middle of the Marcellus Formation basin and has seen considerable growth in this industry over the last 18 months. Experts agree that the Marcellus Formation will create jobs and assist with the economy; but there are also environmental and other concerns associated with development.

# **GREENE COUNTY PLANNING COMMISSION**

## **MUNICIPALITIES PLANNING CODE**



The Pennsylvania Municipalities Planning Code (MPC), originally enacted as Act 274 of 1968, establishes the basic authority for the exercise of municipal land use controls in Pennsylvania. It enables municipalities to plan for community development through preparation of a comprehensive development plan and to govern such development through zoning (with or without planned residential development procedures), subdivision and land development, and official map ordinances. The code provides for the establishment of planning commissions, planning departments, planning committees and zoning hearing boards and authorizes those bodies to charge fees, make inspections and hold public hearings. The code provides for appropriations, appeals and penalties for violations.

# **GREENE COUNTY PLANNING COMMISSION**

## **PLANNING REPORT**

### **Organization**

The Greene County Planning Commission was created by the act of the Board of Greene County Commissioners on May 29, 1956, as authorized by Section 2001 of Act No. 130 of the county code as amended.

The Planning Commission consists of nine members, the appointment and terms of which are provided for by the County Commissioners under the authority of the Municipalities Planning Code (MPC) Act 247 as amended and reenacted. The Commission has adopted its own by-laws that govern operations. Staff from the Greene County Department of Economic Development assists the Planning Commission in its duties.

The Planning Commission met monthly in 2011 at 7:00 p.m. on the first Monday of each month in the second floor conference room in the Greene County Office Building at 93 East High Street in Waynesburg, Pennsylvania.

### **Purpose**

The Function of the Greene County Planning Commission is to plan for the desirable growth and development of the county. The Planning Commission plans for solutions to countywide problems and for longer periods of time than is usually considered in public and private decision making. The Planning Commission seeks to coordinate public and private decisions which affect the future of the county, and identify and find solutions which affect the future of county development. The Planning function is to look to the future for the purpose of improving the well being of the community.

In carrying out these functions, the Planning Commission acts as an advisory group to county and local governments in matters concerning the physical growth and development of the county. The Planning Commission also provides coordinating and advisory services to local planning commissions and provides countywide planning information generally to interested groups and citizens.

# GREENE COUNTY PLANNING COMMISSION

## 2012 MEETING SUMMARY

### January 09, 2012

- Reorganization and Election of officers
- Circulated the 2011 Annual Report
- Public Comment – Keith Golden
- Updated the 2012 land development application packet
- 5 projects still pending

### February 06, 2012

- Cumberland No.7 bleeder shaft obtained Plan Acceptance and Preliminary Approval.
- Update to previous project – Whiteley substation approval obtained
- Review of projects pending
- 45 day review period on 100-day housing plan and policy open for public review

### March 05, 2012

- Stallion Oilfield services was granted Final Approval
- Lewis Storage Sheds obtained Plan Acceptance and Preliminary Approval

### April 02, 2012

- Stallion Oilfield services requested a modification to their previously approved plan – the GCPC asked for more information on the project before granting approval
- Lewis Storage sheds granted Conditional Final Approval – Pending stormwater analysis of all three structures.
- Cumberland No. 7 Bleeder Shaft – Granted Final Approval as well as a Request for Modification to Section 814.N
- Southwestern PA Water Authority – Granted Plan acceptance and Preliminary Approval

### April 30, 2012

- Stallion Oilfield services requested a modification for Section 814.N – Approval granted
- First Federal of Greene County – Conditional Approval granted
- IKE storage – granted Plan Acceptance and Preliminary Approval
- Milesky Meter Station – granted Plan Acceptance and Preliminary Approval
- Ryerson Station Maintenance Building – granted Plan Acceptance, Preliminary Approval, Approval of Modification Request

### **June 11, 2012**

- Ryerson Station Maintenance Building – Final Approval
- Delansky Plan of Plots – Plan Acceptance and Preliminary Approval
- Marquis Storage Units – Plan Acceptance and Preliminary Approval

### **July 09, 2012**

- Delansky Plan of Lots – Obtained Final Approval
- Marquis Storage Units – Conditional Approval
- Milesky Meter Station – Conditional Final Approval

### **September 11, 2012**

- Bertagnoli Horse barn was tabled to gather further information
- Brown Compressor Station upgrades – Determined to not come before the commission

### **December 10, 2012**

- SPWA – was granted final approval
- Harvey Lot split was tabled to gather further information

# GREENE COUNTY PLANNING COMMISSION

## 2013 AGENDA

The Planning Commission staff looks forward to working on projects that will be developed in 2013. The Planning Commission is an integral part of the implementation of the Greene County Comprehensive Plan, Airport Master Plan, the 100-Day Housing Plan and Policy, and Greene County Comprehensive Plan. They also have a role to play in the 2009 formation of the Redevelopment Authority of the County of Greene. The Commission will be challenged to look ahead at the future of the county and weigh how new development will impact this planning. Additionally, the Planning Commission will also need to weigh the impacts of the oil, gas and coal industry and its effects in our region; as we are seeing a large increase in industrial endeavors.

The following are important issues that the Planning Commission looks forward to discussing, debating, and dealing with in 2013:

- Water, sewer and road infrastructure improvements
- Continue the positive working relationship with our local elected officials
- Gas drilling and its impacts on property owners (Marcellus Shale)
- Land use issues such as Agricultural Security Areas (ASA) and Clean and Green
- Updating or modifying the Greene County Subdivision and Land Development Ordinance
- Collaborating with the Greene County Conservation District and interfacing more efficiently (code enforcement)
- Effectively monitor all environmental permits and public notices
- Processing all “Right to Know Requests” in a timely manner
- Work closely with the new Executive Director of the Redevelopment Authority on housing issues
- Implementation of the recently completed Housing Plan and Policy

# **GREENE COUNTY PLANNING COMMISSION**

## **2012 ACCOMPLISHMENTS**

- Fifty-Nine (59) lot splits were approved
- Ten (10) Land Developments were processed and approved
  - 18 total land developments (plan acceptance, preliminary and final approvals)
- Five (5) Requests for Modifications
- One (1) Nomination to the Greene County Conservation District Board
- Staff reviewed and mapped over 442 Public Notices