

**GREENE COUNTY PLANNING COMMISSION
93 EAST HIGH STREET
WAYNESBURG, PENNSYLVANIA 15370**

MEETING MINUTES FOR March 4th, 2024

I. CALL TO ORDER –
Call to Order made at 6:00 PM

II. ROLL CALL –

**The Following Members Were Present:
Brian Sokol, Charles Lemley, Julie Gartrell, Clint Blaney, Jason Nicholson, and George Scull**

III. APPROVAL OF THE MINUTES – January 8th 2024
**Motion for Approval was made by Clint Blaney.
Motion was Seconded by Charles Lemely
Board Unanimously in Favor**

IV. PUBLIC DISCLOSURE:
N/A

V. EXECUTIVE SESSION (as-needed)
N/A

VI. PUBLIC COMMENT
N/A

VII. LAND DEVELOPMENT-

I.

A.	CVE Group – Kovach Solar Project
Township	Greene Township
Zoning	N/A
Site Control	11-05-135
Driveway Permit, parking and utilities	Access: SR 2011 (Garards Fort Rd) Utilities: None Existing Water: None Existing Electric: Will contact West Penn Sewerage: None Proposed
Stormwater	Met with Conservation 2/6 for comments
Conservation District/PADEP	Will obtain PAG-02
Total Area of Interest	25 Acres
Narrative	It is the intent of this plan to: CVE North America, a privately-owned solar project developer, owner and operator is proposing a 3MWac single-axis tracker solar array system in Greene Township, Greene County. The project is proposed to connect to an existing 25kV West Penn Power (First Energy) power transmission line on the north end of the proposed project area. The current land use of the project area is primarily agriculture and minimal tree removal is proposed. Access to the site and point of interconnection to the utility is proposed off of SR2011 (Garards Fort Road).

Approval Requested	Board recommendation
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- **A representative from CVE Group presented information regarding the project, including details regarding the construction of the site, the functioning and maintenance of the site, discussions of its longevity, etc.**
- **The Board was informed that the construction would begin following the creation of an interconnection agreement between CVE Group and West Penn Power.**
 - **The representative noted that this would take approximately 6 months.**
- **The Board was informed that there are no proposed building constructions with the project.**
 - **The project does include construction of a gravel road, with an existing access that may need modification.**
 - **CVE Group is also in discussion with Columbia Gas, due to the proximity of a Right of Way.**
- **The Representative from CVE Group noted that the leasing agreement with the land owner will determine what vegetation is planted along with the solar farm, and that either goats or mechanical equipment will be used for maintaining the project area.**
- **The project, should it fall within certain guidelines, will be considered pervious area.**
 - **There is no currently existing storm water management plan.**
- **The Board discussed concerns with potential clean-up of the site should it become decommissioned, with the representative from CVE Group noting that a decommissioning bond would be put in place, as well as the potential for a contract between CVE Group and Greene Township for the decommissioning of the site.**
- **The Board had a discussion regarding the potential assessed value of the property following this development.**
- **A Motion that this specific project, as proposed at the time of the meeting, did not require Planning Commission Approval was made by Brian Sokol.**
- **Motion was Seconded by Clint Blaney.**
- **Board Unanimously in Favor**

II. OLD BUSINESS

- a. **Emberclear, Dunkard Township – No Update**
N/A
- b. **Luminous Keystone Renewable – Submitted Plans**
N/A
- c. **SPC: TTC – UPDATE Public Meeting May 29th 5PM**
Kyle Lamb Updated the board regarding an upcoming public TIP meeting.
- d. **Recycling-**
 - i. **ReTRACTS**
N/A
- e. **Railroad extension**
- f. **N/A**
- g. **Historical Resources**
N/A
- h. **Parks and Recreation**

N/A

- i. Municipal Zoning maps

N/A

- j. Blight- Update

- **Tyler Zeh gave an update regarding the county wide blight mapping, including a demonstration of the blight web application.**
- **Some discussion was had amongst the board regarding potential uses for the web application, including data for grant applications and code enforcement.**
- **The Board held a discussion surrounding Blight Remediation**

III. NEW BUSINESS

- a. Bridges

N/A

- b. Grid-scale solar training through PSATS (Pennsylvania State Association of TWP Supervisors)

Kyle Lamb gave out information regarding an upcoming workshop about Grid-Scale Solar Panel Farms, as an opportunity to gain knowledge regarding similar projects outside of Greene County.

- c. Perry Township meeting

Kyle Lamb gave an update regarding a meeting that occurred at Perry Township regarding Mt. Morris's future and potential development.

- d. Greene County Solid Waste Management Plan (Update)

Kyle Lamb Gave an update regarding the updates to the county's Solid Waste Management Plan.

- e. Recycling Event May 15th and September 18th 2PM-6PM

Kyle Lamb noted that there had been recommendations made in the process of updating the Solid Waste Management Plan to potentially expand this process to other locations.

- f. Annual Report (motion)

N/A

IV. CONSERVATION DISTRICT REPORT

V. PLANNING DEPARTMENT REPORT

- a. Lot Splits – 6 Completed Jan & Feb
- b. Tax Abatement – 9 Completed in Jan & Feb

VI. ADJOURNMENT – **NEXT MEETING IS SCHEDULED FOR April 1st 2024**

Motion to Adjourn Made by Clint Blaney
Motion Seconded by Charles Lemley