

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

**MEETING MINUTES FOR June 3<sup>rd</sup>, 2024**

- I. CALL TO ORDER –  
**Call to Order Made at 6:00 PM**
- II. ROLL CALL –  
**The Following Members Where Present:  
Jim Goroncy, Brian Sokol, Charles Lemley, Julie Gatrell, Clint Blaney, Jason Nicholson,  
Greta Mooney and George Scull**
- III. APPROVAL OF THE MINUTES – March 4<sup>th</sup> 2024  
**Motion for Approval was made by Clint Blaney.  
Motion was Seconded By Charles Lemley.  
Board Unanimously in Favor.**
- IV. PUBLIC DISCLOSURE:  
N/A
- V. EXECUTIVE SESSION (as-needed)  
N/A
- VI. PUBLIC COMMENT  
N/A
- VII. LAND DEVELOPMENT-  
N/A
- I. OLD BUSINESS
- a. Emberclear, Dunkard Township – No Update
  - b. Luminous Keystone Renewable – Submitted Plans
  - c. SPC: TTC – UPDATE Public Meeting May 29<sup>th</sup> 5PM  
**Kyle Lamb gave an update regarding the public meeting held on May 29<sup>th</sup>.  
There were no public comments to report.**
  - d. Recycling-
    - i. ReTRACTS
  - e. Railroad extension
  - f. Historical Resources
  - g. Parks and Recreation
  - h. Municipal Zoning maps
  - i. Blight- Update  
**Tyler Zeh gave an update regarding new updates to the Greene County Blight Web Mapping and attached change form, as well as providing information regarding the roll out of the Blight Mapping to the planning department and to the board.  
Tyler also gave an update regarding the ongoing Greene County Imagery Classification project.**
- II. NEW BUSINESS
- a. Iron PA land lot spilt

- Kyle Lamb gave an update regarding the lot split, asking the board for recommendations as to whether this division should be treated a series of lot splits or as a major subdivision. Following discussion, it was decided that the planed division would proceed as a series of lot splits.**
- b. PPP Meeting  
**Jeremy Kelly gave an update regarding his meeting with the County Planning Directors Association of Pennsylvania in State College. Informing the board that there have been significant staffing changes in regards to state-wide planners, as well as the potential changes this could bring in the long term. Jeremy provided a list of issues from the meeting, and requested that the board review the given list and to generate a list of issues in the county to compare with the given list to drive further discussion.**
- c. Morris Municipal Building  
**Kyle Lamb gave an update regarding the demolition and replacement of the Morris Township Municipal Building, noting that the building would maintain the same square footage as the original structure, and that stormwater has already been reviewed. Kyle asked for the board's recommendations regarding whether the building would need to come through the planning commission as a modification or a full land development. Following discussion, the board decided to allow the development to move forward as a modification.**
- d. Lightner L/S  
**Jeremy Kelly gave an update regarding a proposed lot split, noting concerns about the applicability of the current SALDO, the limited space available on the street adjacent to one of the split parcels, and storm water concerns. Following discussions, it was recommended by the board that a discussion with the County Solicitor would need to occur to identify potential avenues for response. As well, it was discussed that a letter should be written to the property owners requesting proof that output from the building in question's downspouts flow towards the municipal road, and that the municipality is aware of and allows this. The option of a potential variance request was also discussed by the board.**
- e. Martin L/S  
**Kyle Lamb and Brian Sokol delivered an update regarding this lot split, informing the board of the land dispute at its center and the various complications that have stemmed from it.**
- f. Bridges 54 & 76  
**Jeremy Kelly gave the board an update regarding the statuses of bridges 54 &76, noting that both bridges are in need of repairs, but that these repairs are complicated by various extenuating circumstances.**
- g. Grid-scale solar training through PSATS (Pennsylvania State Association of TWP Supervisors)  
**Kyle Lamb gave an update to the board regarding the Grid-Scale Solar Training meeting made available to municipal supervisors and staff. Some discussion occurred regarding assisting townships with creating ordinances for managing solar developments in the future.**
- h. Greene County Solid Waste Management Plan (Update)

**Kyle Lamb informed the board that the 901 Grant has been submitted to the DEP for reimbursement, and that the planning department is currently waiting for comments from the DEP.**

- i. Recycling Event September 18<sup>th</sup> 2PM-6PM

**Kyle Lamb gave an update regarding the electronics recycling event, noting that at least 130 car loads came through the event.**

- j. Annual Report (motion)

**Motion for Approval was made by Jason Nicholson.**

**Motion was Seconded by Brian Sokol**

**Board Unanimously in Favor.**

III. CONSERVATION DISTRICT REPORT

N/A

IV. PLANNING DEPARTMENT REPORT

- a. Lot Splits – 5 in April, 4 in May
- b. Tax Abatement – 6 in April, 6 in May

V. ADJOURNMENT – **NEXT MEETING IS SCHEDULED FOR July 1<sup>st</sup> 2024**

**Motion to Adjourn was made by Brian Sokol**

**Motion was Seconded by Charles Lemley**

**Board Unanimously in Favor**