

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

AGENDA FOR August 5th, 2024

I. CALL TO ORDER –
Call to Order Made at 6:04 PM

II. ROLL CALL –

**The Following Board Members Were Present:
Julie Gatrell, Jim Goroncy, Brian Sokol and Clint Blaney
The Following Planning Staff Were Present:
Kyle Lamb and Tyler Zeh**

III. APPROVAL OF THE MINUTES – July 1st 2024
**Motion for Approval was made by Clint Blaney.
Motion was Seconded by Brian Sokol.
Board Unanimously in Favor.**

IV. PUBLIC DISCLOSURE:
N/A

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

VI. PUBLIC COMMENT
N/A

VII. LAND DEVELOPMENT-
**Kyle Lamb gave a brief recap of the minor subdivision for those members of the board not present for the July meeting before moving forward.
Motion for Final Approval was made by Brian Sokol.
Motion was Seconded by Jim Goroncy.
Board Unanimously in Favor.**

A.	CNX – Minor Subdivision
Township	Richhill Township
Zoning	N/A
Site Control	22-11-115
Driveway Permit, parking and utilities	Access: Hughes Road Utilities: Windstream Water: Private Electric: First Energy Sewerage: Private
Stormwater	
Conservation District/PADEP	
Total Area of Interest	3 Lots: Lot 1- 32.2314 Acres Lot 2- 29.5117 Acres Lot 3 – 59.8019 Acres
Narrative	It is the intent of this plan to:

	<i>“They have Two (2) specific buyers that each want a portion of the property but not the entire parcel. Secondly, a large portion of the property is impacted by a coal mine facility that impacts the use of this land”.</i>
Approval Requested	Final Approval

I. OLD BUSINESS

- a. SPC: TTC – UPDATE Public Meeting May 29th 5PM
- b. Recycling-
 - i. ReTRACTS
- c. Historical Resources
- d. Parks and Recreation
- e. Municipal Zoning maps
- f. Recycling Event September 18th 2PM-6PM
- g. Greene County Solid Waste Management Plan (30-day review period)

Kyle Lamb noted that the solid waste plan has moved through and been approved by the DEP, noting that the Greene County Commissioners will adopt the plan during their September meeting.
- h. Solar Leasing Workshop

Kyle Lamb gave a reminder for the upcoming Solar Leasing workshop, held on August 22nd, held at the Greene County Fairgrounds. This sparked a wider conversation regarding solar projects in the county, and concerns regarding the decommissioning of solar farms. There was similar discussion regarding the need for townships to create ordinances regarding these solar farms.

II. NEW BUSINESS

- a. GIS Update

Tyler Zeh gave a brief update regarding the current progress of the Greene County Imagery Classification Project.
- b. Wassil MS Modification

Kyle Lamb and Tyler Zeh led a discussion regarding the proposed Wassil minor subdivision. A presentation was given to break down the complicated nature of the property exchanges occurring with the lot split. This sparked a further discussion regarding the current SALDO, leading to a recommendation from the board to make modifications to the SLADO a priority for the Planning Department.

Motion for Variance made by Clint Blaney.

Motion Seconded by Jim Goroncy.

Board Unanimously in Favor.
- c. Cumberland Township Ordinances

Brian Sokol headed a conversation regarding proposed ordinances in Cumberland township relating to future solar farm projects, including discussions regarding decommissioning costs and policies, necessary setbacks to allow for future development, fencing around said solar farms. During these discussions, Brian Sokol recommended

that the Department of Planning and Community Development hold an internal conversation regarding the status of solar panels as pervious or impervious.

There was also a discussion regarding a project that had previously received conditional approval from Cumberland Township's now dissolved planning commission several years ago. Some discussion was held regarding whether the project needs to now go though the County Planning Commission. Kyle Lamb mentioned that he would reach out to the Planning Department's solicitor to clarify the legality of whose authority the project falls under.

III. CONSERVATION DISTRICT REPORT

IV. PLANNING DEPARTMENT REPORT

- a. Lot Splits – 3
- b. Tax Abatement – 5

V. ADJOURNMENT – **NEXT MEETING IS SCHEDULED FOR September 9th 2024**

Motion was Made by Clint Blaney

Motion was Seconded by Brian Sokol

Board Unanimously In Favor