

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

AGENDA FOR December 17th, 2025 Rescheduled

- I. PLEDGE- Lead by Julie Gatrell
- II. INVOCATION – Jim Goroncy Board Member
- III. CALL TO ORDER –
- IV. ROLL CALL –
- V. APPROVAL OF THE MINUTES – November 3rd, 2025
- VI. 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.

- VII. EXECUTIVE SESSION (as-needed)
- VIII. LAND DEVELOPMENT-

A.	Dry Tavern Pole Building
Township	Jefferson Township
Zoning	C – Commercial
Site Control	15-08-312, 15-08-311, 15-08-310, 15-08-309, 15-08-308
Driveway Permit, parking and utilities	Road Access: Frick Avenue/Cox Street Utilities Water: Southwestern Pennsylvania Water Authority Electric: First Energy/Penelec Sewerage: Dry Tavern Sewage Authority
Stormwater	Greene County Planning Commission and Greene County Conservation District
Conservation District/PADEP	Greene County Conservation District
Total Area of Interest	0.81 Acres Total 0.40 Acres Disturbed
Narrative	It is the intent of this plan to: Construct a pole building with a stormwater control structure for the Southwestern Pennsylvania Water Authority.
Approval Requested	Preliminary Approval

A.	Hummingbird Land Development
Township	Monongahela
Zoning	No
Site Control	16-02-171, -172, -151, -153, -154-A, -161, -162, -163, -164, -162, -06-118
Driveway Permit, parking and utilities	Road Access: Alicia Rd. Utilities Water: SPWA Electric: First Energy Sewerage: Monongahela
Stormwater	Greene County Conservation District - E&S plan
Conservation District/PADEP	Greene County
Total Area of Interest	413 total acres, 309 disturbed
Narrative	It is the intent of this plan to: Grading and reclamation of former mining lands to prepare for future industrial/commercial use. Will utilize erosion and sediment control measures and sediment basin design.
Approval Requested	Final Approval Phase 1

IX. PUBLIC COMMENT

I. OLD BUSINESS

- a. Parks and Recreation
- b. Greene County Solid Waste Management Plan

II. NEW BUSINESS

- a. SALDO Work Group #3 Moved to January 5th meeting
- b. Approve 2026 Meeting Dates

III. CONSERVATION DISTRICT REPORT

IV. PLANNING DEPARTMENT REPORT

- a. Lot Splits
- b. Tax Abatement

V. ADJOURNMENT – **NEXT MEETING IS SCHEDULED FOR January 5th, 2026**