

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

Meeting Minutes FOR November 3rd, 2025

- I. CALL TO ORDER – Julie Gatrell called meeting to order at 6:00PM.
- II. ROLL CALL – Kyle Lamb took roll call – Jim Goroncy, Brian Sokol, Charles Lemley, Julie Gatrell, Clint Blaney, Jason Nicholson, Greta Mooney, George Scull, Mary Bokat, were all in attendance.
- Guests: David Spigelmyer Inter Electric Power, John Hamilton IEP & Josh Schroeder HDK Civil
- III. APPROVAL OF THE MINUTES – October 6th, 2025 – Greta Mooney made a motion to approve October 6th meeting minutes and was seconded by Clint Blaney. All were in favor
- IV. PUBLIC DISCLOSURE: Julie Gatrell read the 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.**
- V. EXECUTIVE SESSION (as-needed) - Charles Lemley made a motion to go into executive session and was seconded by Clint Blaney all were in favor. Clint Blaney made a motion to come out of executive session and was seconded by Brian Sokol. All were in favor
- VI. PUBLIC COMMENT – No Public Comment
- VII. LAND DEVELOPMENT-

David Spigelmyer gave an introduction of the Hummingbird Project. He stated that they have secured over 1,700 acres at the old Robena mining site. Project Hummingbird will build a power island on the site to attract data center developers and has joined with Essential Utilities, owner of Peoples Gas. Project Hummingbird will be a 910-megawatt utility-scale power generation island that will employ state-of-the-art turbines with 99.99% reliability to its end user. 910-megawatt watts is enough to fuel roughly 1 million homes. They will employ battery backup and a hard-wired backup to FirstEnergy. Again, this is a behind-the-meter project; they will not lean on the grid to get a daily supply of electricity. They will produce their own electricity with Greene County natural gas. They also have access to the Mon River for equipment cooling, and as you know there are 17 million gallons on average that pass by this site every minute, and the withdrawals from the Mon will be half of what was drawn from Hatfield, with no discharge back into the Mon. They are excited to bring more than 1,500 jobs to this region just from the power island alone. They believe since their project has a huge natural gas load it will further produce other investments to Greene County.

David then opened up discussion with the Planning Commission. Clint Blaney asked, “If you are not planning to rely on the grid, will you be putting power back on the grid?” David answered that they do not plan to put power back on the grid. Brian Sokol asked about the 1,500 jobs and asked if they are for construction only and how many jobs will be created after this first phase. David replied that Allegheny Conference statistics include direct and indirect jobs of 1,500 for a period of roughly six years. Brian then asked to take out the indirect jobs, and David said he did not have a good answer to this, but he thinks 40 to 50 jobs. They are continuing to try to find people within the Greene County community to do these

jobs related to construction. They are planning to start earthwork in February 2026. Mary Bokar asked if the 1,500 jobs will go over six years. David stated that this is an Allegheny Conference number and that he could provide that to her.

Jim Goroncy asked how much water the plant will consume, and David stated 8 to 9 million gallons per day, which is about half of what Hatfield used. Jim asked if that water is lost due to steam every day, and David replied yes. Brian asked about the 15 acres of batteries and if they catch on fire, who will put it out? Josh Schroeder stated they are non-lithium, and most of the battery fires in the United States are lithium batteries. John Hamilton replied they are non-toxic and they do not burn. Julie Gatrell asked how the batteries will be disposed of. John answered they will be recycled and replaced. Julie Gatrell stated that the county has had issues in the past with things not being disposed of properly.

David stated they are trying to start operations in mid-2027, and turbines are not to be completed until late 2028 or early 2029. Josh Schroeder stated they are looking at the project in phases. There is a later phase that is trying to attract an end user. Phase 1 is grading and cleanup of the site. They are continuing to work to get permits since it is already in a mining permit. To obtain these future permits, the reclamation of the mining site needs to be completed first. Josh went into detail on how they plan to work with FEMA to reduce the floodplain. Greta Mooney and Josh discussed the mining permit and geotechnical plans. Josh stated they plan on moving dirt March 1st.

Brian asked, "You are within 300 feet of home ownership; what will be the noise produced?" John stated 55 dBA at the fence line. Jeremy Kelly stated that there is no noise ordinance that exists at this time. Julie brought up the community concerns she has heard about lighting, and David said they will work closely with the community to make sure light and noise do not have a big impact. David stated they want to be a good community partner. Greta asked how many homes were in the surrounding area, and David said roughly 20. David said they met with the community of Alicia to hear their concerns. David stated they are not here to harm the community, but to create jobs and investment in Greene County. Greta said the plans that were presented need work.

Mary asked about the buyout of the homes of Alicia, and David stated they do not plan to do that; however, they will take any proposals that the community approaches them with and review them.. David does not want the community to think that is the plan because it is not at all. Jeremy stated if the board gives conditional approval tonight, the developers, per SALDO regulations, are required to send letters and publish in the newspaper about the project, and that the board expects public attendance at the next meeting, so they will need to move to a larger location. Clint Blaney asked how many homes are right next to the site; no one is right up against the site.

Jason Nicholson said that getting that site cleaned up is a good thing for the overall environmental impact of that site. David said at the community meeting they did put out a paper with the Alicia community to have them write down their job skills. George Scull asked if there will be enough land left for future development on the site, and David stated yes. Julie asked how they plan to employ people from the community, and David stated they will be working with the CTC to make sure there is a plan to train the community for the positions that are going to become available. David said he has talked to the superintendent of the school district to try to make the younger community aware of the job opportunities.

Clint Blaney made a motion to give conditional preliminary approval, and it was seconded by Brian Sokol. Jason Nicholson abstained from the vote due to the company he works for. The remainder of the board was in favor.

VIII. 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	Preliminary Approval

I. OLD BUSINESS

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

II. NEW BUSINESS

- a. SALDO Work Group #3 – **This work group was moved to the January meeting.**

Jim Goroncy made a motion to do the pray and the pledge of allegiance prior to the start of the meeting and was seconded by Brian Sokol all were in favor.

III. CONSERVATION DISTRICT REPORT

IV. PLANNING DEPARTMENT REPORT

- a. Lot Splits
- b. Tax Abatement

V. ADJOURNMENT – **NEXT MEETING IS SCHEDULED FOR December 1st, 2025**

Mary Bokat made a motion to adjourn and was seconded by Brian Sokol and all were in favor