

WEST FINLEY TOWNSHIP

Planning Commission Meeting

December 8, 2025

The members of the West Finley Township Planning Commission met on Monday, December 8, 2025 at 5:45 pm. Vice Chairman Martin and Commission Member Yankovich were present. Chairman Pritt was absent.

Also in attendance were Al and Angela Lash, Herb and Jean Morris, Brandon Gray, Jon Layne, Mara Santis, Warren and Melinda Duncan, Claire Hagan, Mark Adams, Heather Martin, Ed Ritsko, Henrietta and Glenn O'Brien, Tracey Shaulis, Rachelle Harrison (Tompkins), Edie Minch, Tim Moore, and David Minch. CNX Surface Manager, Eric Large, was also at the meeting.

CALL TO ORDER

Vice Chairman Martin called the meeting to order at 5:46 pm.

PRIOR MEETING MINUTES

The Secretary previously emailed the minutes from the November 10, 2025 Planning Commission meeting. *The motion to approve the minutes was made by Vice Chairman Martin and seconded by Commission Member Yankovich. All in favor, Ayes: 2, motion carried.*

PUBLIC COMMENT

Heather Martin asked if there were any updates regarding the proposed Zoning Ordinance. The Washington County Planning Commission has the Ordinance and is scheduled to review it as soon as possible.

Henrietta O'Brien asked if Mr. Liekar had contacted the County to have the Ordinance expedited. He was cc'ed on the email correspondence from the County which stated that our Ordinance was next in line for review. The county also reiterated that they have 45 days to review the proposed Ordinance.

Mrs. O'Brien also inquired if the Fraction Road Subdivision application was for CNX land. She stated that Brian Patten, land manager from Next Generation Land Company, informed her that he is working with CNX Gas to acquire land. She asked whether they were able to apply for the subdivision with the moratorium in place, however, Resolution 11-2025 only pertains to building permits, not subdivisions. She wanted clarification on these parcels zoning districts and if CNX would be able to apply for a conditional use permit for industrial uses if so desired. As these questions are specific to the proposed Zoning Ordinance, which hasn't been enacted as of yet, the Board will have to confer with the Solicitor.

Eric Large from CNX offered to find out any details he could regarding the Fraction Road subdivision and plans for a data center or solar field.

NEW BUSINESS

West Finley Township received a Subdivision application from Peacock Keller for CNX property on Fraction Road. The application involves two parcels that will be subdivided for a property line shift. Maps were included with the application and payment was received. *After review of all documents, Vice Chairman Martin motioned to approve the application for the subdivision. Commission Member Yankovich seconded the motion. All in favor, Ayes: 2, motion carried.*

The Washington County Planning Commission sent subdivision maps for Burt Kolano's property. These maps were incomplete and no application or fee was submitted. Mr. Kolano was contacted and informed to resubmit the documents when they are completed.

UNFINISHED BUSINESS

As previously stated, the Township has not received any suggestions regarding the Zoning Ordinance from the Washington County Planning Commission. Strategic Solutions sent their audit of the Ordinance via email. Changes will be reviewed and next steps will be discussed.

ADJOURNMENT OF MEETING

Vice Chairman Martin adjourned the meeting at 5:58 pm.