

PLANNING COMMISSION

January 8, 2015

The Planning Commission of South Strabane Township held their Regular Meeting on Thursday, January 8, 2015 at 7:00 P.M. in the Municipal Building, 550 Washington Road, Washington, PA 15301.

Present for the meeting were: Paula Phillis, Vice-Chairman; Marie Zipko, Secretary, Joseph Kokpo, and Jay Gordon, Members. Also present were Thomas Lonich, Township Solicitor, Richard Rush, Widmer Engineering and Ellen Wallo, Recording Secretary. Chairman Fred Pozzuto and Member Allan Adamsky were absent.

REORGANIZATION

Ms. Phillis asked for nominations for Chairman. Ms. Zipko made a motion to nominate Mr. Pozzuto as Chairman for 2015. Mr. Kopko seconded the motion and it carried.

Mr. Gordon then nominated Ms. Phillis as Vice-Chairman for 2015. Ms. Zipko seconded the nomination and it carried.

Mr. Gordon then nominated Ms. Zipko as Secretary for 2015. Ms. Phillis seconded the nomination and it carried.

Mr. Gordon made a motion to keep the meeting dates and times for the Agenda Meeting as the last Thursday of the month at 7:00 P.M., if needed, and for the first Thursday of the month for the Regular Meeting at 7:00 P.M. The motion was seconded by Ms. Zipko and carried.

Acting Chairman Paula Phillis stated that there were several lengthy items on the agenda and asked for a motion to change the order of the agenda to accommodate the less-lengthy items.

Mr. Kopko then made a motion to change the order of the agenda to hear Items 4, 6 and 7 before Items 2, 3 and 5. The motion was seconded by Mr. Gordon and carried.

PRELIMINARY AND FINAL SUBDIVISION APPROVAL

Sperdute Land Suveying/Dan Ryan Builders Mid Atlantic

This item on the agenda is for Preliminary and Final Subdivision Approval for Sperdute Land Surveying/Dan Ryan Builders Mid Atlantic for Lot 315 Revised on Canoe Drive in the Strabane Manor development, zone R-4.

Jimmy Sperdute was present in support of this application. Mr. Sperdute stated that this is the same approval that has been granted for several lots in the Strabane Manor development and that he will be returning in the future for other approvals.

Engineer's Comments (Widmer):

- A. Plan shall be signed and sealed by the preparer.
- B. Identify the sanitary sewer or utility easement on the Plan.

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Ms. Phillis asked if there were questions from the Board or the audience and there were none.

Mr. Kopko then made a motion to recommend Preliminary and Final Subdivision Approval for Sperdute Land Surveying/Dan Ryan Builders Mid Atlantic for Lot 315 Revised on Canoe Drive in the Strabane Manor development, zone R-4. The motion was seconded by Mr. Gordon and carried.

PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL

Hapchuk, Inc.

This agenda item is for Preliminary and Final Land Development Approval for proposed building additions for Hapchuk, Inc. located at 226 Rankin Road, zoned A-1.

Dave Hapchuk, Chris Hapchuk and Chris Conkle were present in support of this application.

Don Housley of KLH Engineers was present and stated that this is a natural expansion of an existing non-conforming use. The Zoning Hearing Board granted approvals in November 2014.

Engineer's Comments (KLH):

- A. Applicant must submit a copy of transmittal that forwarded the drawings to the Washington County Planning Commission.
- B. Provide proposed building plans and elevations sketch.
- C. Add location of existing dumpster.
- D. An Erosion and Sedimentation Control Plan should be provided.

Ms. Phillis then asked if there were questions from the Board and the audience and there were none.

Mr. Gordon then made a motion, seconded by Ms. Zipko, to approve Preliminary and Final Land Development Approval for proposed building additions for Hapchuk, Inc., located at 226 Rankin Road, zone A-1. The motion carried.

PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL

United Rentals, Inc.

This agenda item is for Preliminary and Final Land Development Approval for a proposed building addition for United Rentals, Inc. located at 944 Manifold Road, zone C-2.

A representative of Champion Construction stated that this is for a proposed 25 ft. addition to the United Rentals building at 944 Manifold Road. Don Housley reviewed the application.

Engineer's Comments (KLH):

- A. Applicant must submit a copy of transmittal that forwarded the drawings to the Washington County Planning Commission.

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- B. Additional information to the plan including tax parcel I.D. Number and DVB Page.
- C. Add a site location map.
- D. Provide proposed building plans and elevations sketch.
- E. Add location of existing dumpster.
- F. An Erosion and Sedimentation Control Plan should be provided.

Ms. Phillis asked for questions from the Board and the audience and there were none.

Ms. Zipko then made a motion, seconded by Mr. Gordon, to approve Preliminary and Final Land Development Approval for a proposed building addition for United Rentals, Inc. located at 944 Manifold Road, zone C-2. The motion carried.

PUBLIC HEARING: ZONING TEXT AMENDMENT

Chapman Business Properties

The next item on the agenda was consideration of the application of Chapman Business Properties of 100 Leetsdale Industrial Drive, Leetsdale, PA for the C-3 General Commercial District located on Racetrack Road.

Dusty Elias Kirk and Paul Didomenico of Reed Smith were present in support of this application.

Richard Rush of Widmer Engineering reviewed the application and had no comments.

Ms. Kirk explained that Chapman is requesting to amend the C-3 District including:

1. Amending the name of the C-3 District;
2. Amending the purpose of the C-3 District;
3. Amending the definition of the term “Business or Professional Offices” in the Zoning Ordinance;
4. Making “Business or Professional Office”, “Light Manufacturing”, “Medical Offices”, “Multifamily Dwellings”, “Planned Office Park”, “Planned Research or Technology Park”, “Planned Residential Development”, and “Retail Business” conditional uses in the C-3 District, and
5. Allowing “Light Manufacturing”, “Medical Offices”, “Multifamily Dwellings”, “Planned Office Park”, “Planned Research or Technology Park”, and “Planned Residential Development” as uses in a regional commercial development that has been granted conditional use approval.

Ms. Kirk stated that Ensinger, Inc. hopes to construct their world headquarters on Chapman property in the C-3 District. Ensinger intends to construct a 225,000 square foot facility on a 22 acre site and plan to employ over 200 with family-sustaining wages.

Ms. Phillis asked the Board if there were questions. Mr. Kopko stated that he would like to see evidence of other districts being changed such as this proposal. Ms. Kirk stated that McLaren Road in Moon Township is one example of such an area. She stated that she would provide information on other such areas to the Board.

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Mr. Kopko also asked about truck traffic to the proposed Ensinger site. Dan Bertovich with Ensinger stated that there would be approximately 20 tractor trailers per day, mostly late in the day and that Tanger Boulevard could easily handle such traffic.

Mr. Kopko also brought up the fact that this area is a Tax Increment Financing and Neighborhood Improvement District. Ms. Kirk stated that she would defer to Township Solicitor Lonich with any questions about the TIF and NID and Mr. Lonich stated that he would do research on this subject.

Ms. Phillis asked for questions from the audience.

Cynthia Rossi, Tara Hill Farm, asked Mr. Bertovich, why Ensinger does not expand where they are located on Meadowlands Boulevard in North Strabane Township. Mr. Bertovich stated that they are completely out of room on their lot and that they have even bought property across the street for extra parking. They have been trying to find land to construct a new building in this area for six (6) years and it is hard to find land with the proper utilities and sewer system.

Mr. Lonich then stated that since this is a Zoning Text Amendment Public Hearing, the Board of Supervisors will need a written recommendation from the Planning Commission before the Supervisor's Public Hearing. Mr. Lonich asked if the applicant would agree to waive the time constraints and the applicant agreed.

Mr. Kopko then made a motion to continue this Public Hearing for a Zoning Text Amendment for Chapman Business Properties of 100 Leetsdale Industrial Drive, Leetsdale, PA for the C-3 General Commercial District located on Racetrack Road with the conditions that the applicant provide the following items at or before the next Planning Commission Meeting on February 5, 2015:

1. Comparable sites, like McLaren Road in Moon Township
2. TIF and NID requirements
3. Light Manufacturing – show aesthetics

The motion was seconded by Mr. Gordon and carried.

PUBLIC HEARING: CONDITIONAL USE APPROVAL

Rice Drilling B, LLC

This item on the agenda is a Public Hearing for Rice Drilling B, LLC to construct a natural gas well pad at 218 Rankin Road, zone A-1.

Amanda Wright and Laura Viola of Rice Drilling, LLC, Dave Hapchuk, Chris Hapchuk and Gary Conkle were present in support of this application.

Richard Rush of Widmer Engineering reviewed the application.

Engineer's Comments (Widmer):

1. Oil and gas wells are a Conditional Use in the A-1 Zoning District and shall be subject to the requirements of Section 1503.42 of the Zoning Ordinance.
2. Provide verification of all required Federal, State and other applicable regulatory agency or authority permit approvals for the proposed well site.

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3. Site operations shall comply with the Performance Standards outlined in Section 1601 of the Zoning Ordinance.
4. Provide plan for any proposed roadway improvements to Roupe Road.
5. Provide sight distances for the existing driveway to be utilized for the site access.
6. Provide storm water management calculations to ensure compliance with the Storm Water Management Ordinance (Ordinance 1-12).
7. The Preparedness, Prevention and Contingency (PPC) Plan should include contact information for the public water supplier in the event they need to be contacted as a result of a spill.
8. The existing driveway off Rankin Road scales at a width of less than 15 ft. Indicate any proposed improvements to the existing driveway.
9. Provide verification that the existing driveway off Rankin Road can be utilized.
10. Has any sound impact assessment been performed for the site?
11. May need to provide an off-street staging area for vehicles to stand while gaining entrance to the access drive that does not disrupt the normal flow of traffic on Rankin or Roupe Roads.
12. Some appendices of the PPC Plan are not included in the submitted report.
13. Provide full size drawings.
14. County Emergency contacts in Appendix "E" of the PPC Plan should include South Strabane Township Contacts (police, Fire department, etc.).
15. Subject to conditions set forth by the Planning Commission and Board of Supervisors.

Ms. Wright stated that Rice is working on completing the comments submitted by the engineer.

Ms. Phillis asked for questions from the Board. Mr. Kopko stated that there will need to be a detailed plan in place for trucks waiting to enter or leave the well pad site. Ms. Viola of Rice stated that Rice actually has Traffic Enforcement Officers on site to assure that truck traffic causes no problems for residents. Ms. Wright stated that all truck traffic will come from Rankin Road.

Mr. Lonich stated that Rice needs to review the width of the access road and Roupe Road.

Mr. Hapchuk stated that the driveway Rice will be using is on his property and it is in his contract with Rice that the driveway will be maintained.

Ms. Phillis then asked for comments from the audience.

Judy Panasik, 36 Green Crescent Drive, stated that Rice Energy, LLC should try and accommodate the residents of the Township.

John DeBord of 750 Clare Drive, asked if well water will be tested prior to construction beginning. Ms. Viola stated that water is tested pre and post per the Department of Environmental Protection and the DEP must be advised of any spills that occur.

Cynthia Rossi of Tara Hill Farm, asked if there will be a flare at well pad. Ms. Wright stated that flares are site specific.

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Ms. Phillis advised that 46 conditions were put on Range Resources, who applied for a natural gas well pad previously, and that all 46 conditions will apply to this application, if approved.

Ms. Zipko stated that she had visited a Rice Energy well site and that Rice handles water disposal very well.

In answer to a question from the Board, Ms. Wright stated that Rice's plan is to start construction of the well pad in the next few months and to begin fracing in September to November, 2015.

Mr. Lonich asked the applicant if they will waive the time constraint in order for the Board to continue this Public Hearing until the February 2015 Planning Commission Meeting. The Applicant agreed.

After further discussion, Mr. Kopko made a motion to continue this Public Hearing for Conditional Use Approval to construct a natural gas well pad at 218 Rankin Road, zone A-1 to the February 5, 2015 meeting. The motion was seconded by Mr. Gordon and carried.

PRELIMINARY LAND DEVELOPMENT APPROVAL

NiSource Midstream Services, LLC

This application is for Preliminary Land Development Approval for NiSource Midstream Services, LLC for a proposed Compressor Station facility associated with the East Washington Natural Gas Gathering Pipeline at Davis School Road and Meadows View Road, zone A-1.

Sara Barzyk, Joseph Silva and Walt Bronling were present from NiSource, which recently changed their name to Columbia Midstream Services, LLC, in support of this application.

Richard Rush, Widmer Engineering, reviewed the application.

Engineer's Comments (Widmer):

1. Compressor Station is not indicated as a permitted use, conditional use, or use by special exception In the A-1 Zoning District.

Mr. Lonich then asked the applicant if they would like to withdraw their application and Mr. Silva stated that the application would be withdrawn.

The next item on the agenda was approval of the minutes of the meeting of December 4, 2014. Ms. Zipko made a motion, seconded by Mr. Kopko, to approve the minutes of the meeting of December 4, 2014 as written. The motion carried.

There being no further business to come before the Board, Mr. Gordon made a motion, seconded by Ms. Zipko, to adjourn the meeting at 9:35 P.M. The motion carried.

Submitted by,

Ellen G. Wallo

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