

PLANNING COMMISSION  
October 1, 2015

The Planning Commission of South Strabane Township held their Regular Meeting on Thursday, October 1, 2015 at 7:07 P.M. in the Municipal Building, 550 Washington Road, Washington, PA 15301.

Present for the meeting were: Fred Pozzuto, Chairman, Vice-Chairman Paula Phillis, Joseph Kopko and Bob Weber, Members. Also present were: Rich Rush, Widmer Engineering and Ellen Wallo, Recording Secretary. Members Laynee Zipko, Jay Gordon and Tom Steele were absent.

Mr. Pozzuto then led the group in the Pledge of Allegiance.

Mr. Pozzuto stated that he will be changing the order of the agenda so that Range Resources will be heard at the end of the meeting.

PUBLIC COMMENTS

None.

FINAL SUBDIVISION APPROVAL  
**RSKT, LLC Subdivision Plan No. 1**

This item on the agenda was for Preliminary Subdivision Approval for RSKT, LLC Subdivision Plan No. 1, 1600 Route 136, zone I-1.

Present in support of this application was Juli King.

Engineer's Comment:

- A. Drawing scale shall be at a scale of not less than 1" = 50'. Map of existing property is at a scale of 1" = 200'. The drawing shall be revised or a waiver will be required from the Board of Supervisors.

Mr. Pozzuto asked for comments from the audience and there were none.

After further discussion, Mr. Kopko made a motion to recommend Final Subdivision Approval for RSKT, LLC Subdivision Plan No. 1, subject to the engineer's comment. The motion was seconded by Mr. Pozzuto and carried.

FINAL SUBDIVISION APPROVAL  
**Jonathan and Jennifer Campbell Subdivision**

This item was a 2-lot subdivision for Jonathan and Jennifer Campbell of 179 Fischer Road, zone A-1.

Jennifer Campbell was present in support of this application.

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Engineer's Comments (Widmer):

None.

Mr. Pozzuto asked for comments from the audience and there were none.

Ms. Phillis then made a motion to recommend Final Subdivision Approval for the Jonathan and Jennifer Campbell Subdivision for a 2-lot subdivision at 179 Fischer Road, zone A-1. The motion was seconded by Mr. Weber. The motion carried.

**PUBLIC HEARING: CONDITIONAL USE APPROVAL**  
**Meadows Landing Senior Real Estate, LLC/Poet's Walk**

This agenda item is for Conditional Use Approval for Meadows Landing Senior Real Estate, LLC to build a nursing home at Meadows Landing development on Washington Road, zone C-2.

James McCune, Esquire and Sean Donnelly, The Gateway Engineers, were present in support of this application.

Engineer's Comments (Widmer):

- A. Nursing home is a Conditional Use in the C-2 Zoning District subject to the conditions outlined in Section 275-130 of the Zoning Ordinance. The proposed application indicates compliance with the conditions included in Section 275-130 of the Zoning Ordinance.

Mr. Donnelly presented a sketch of the proposed nursing home and stated that it will be situated next to the Washington Area Teachers Credit Union at Meadows Landing. The bed count for the proposed facility is 68.

Mr. Pozzuto asked for comments from the audience and there were none.

After further discussion, Ms. Phillis made a motion to recommend Conditional Use Approval to Meadows Landing Senior Real Estate, LLC/Poet's Walk to build a nursing home at Meadows Landing development on Washington Road, zone C-2. The motion was seconded by Mr. Kopko and carried.

**PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL**  
**Meadows Landing Senior Real Estate, LLC/Poet's Walk**

The next agenda item is Preliminary and Final Land Development Approval for Meadows Landing Senior Real Estate, LLC to build a nursing home at Meadows Landing development on Washington Road, zone C-2.

Engineer's Comments (Widmer):

- A. Cul-de-sac shall be paved before building is occupied.
- B. Will tractor trailers be used for deliveries? If so, provide routing paths to verify they can exit from the loading area.

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- C. Per Section 245-182.I(2) of the Zoning Ordinance, parking shall be setback at least twenty (20) feet from the street right-of-way. The proposed space closest to the cul-de-sac in the northern lot is located approximately fifteen (15) feet from the right-of-way line. The applicant agreed to revise this so that a variance would not be required.
- D. Accessible parking space and aisle widths are indicated as 9.00 feet on Dwg. No. C100 and are shown as 9' 6" on Detail 3 on Dwg. No. C-602.
- E. Are the sanitary sewers private or owned and maintained by WEWJA? The proposed paved lane Along the northern edge of the development will be constructed over the existing sanitary line and will encroach on the 20' sanitary easement.
- F. Is any storm drainage structure proposed for the northeast corners of the site (paved drive)? There appears to be a low spot in the corner at Elevation 1164.
- G. Will lighting be provided along the sidewalk in the southwest corner of the development? No lighting levels are shown for that area on the Lighting Plan. Per Section 245-182.L(2)(a) of the Zoning Ordinance, an average of 0.9 footcandles shall be provided along sidewalks.
- H. Will NPDES/Erosion and Sedimentation approval be required from the Washington County Conservation District?
- I. Addendum to Stormwater Management Report shall be signed by the preparer.
- J. Building drawings subject to approval by the Township.
- K. Grading Permit will be required from the Township.
- L. Land Coverage (Paving) Permit will be required from the Township.
- M. Proposed signage shall be submitted to the Township for approval through a sign permit application.

Mr. Pozzuto asked for comments from the audience and there were none.

After further discussion, Mr. Weber made a motion to recommend Preliminary and Final Land Development Approval for Meadows Landing Senior Real Estate, LLC/Poet's Walk to build a nursing home at Meadows Landing development on Washington Road, zone C-2, subject to the engineer's comments. The motion was seconded by Mr. Kopko and carried.

**PRELIMINARY AND FINAL SUBDIVISION APPROVAL**  
**Meadows Landing Plan of Lots No. 4**

The next item on the agenda is Preliminary and Final Subdivision Approval for Meadows Landing Plan of Lots No. 4 for a 2-lot subdivision at Meadows Landing development on Washington Road, zone C-2.

Engineer's Comments (Widmer):

- A. Provide a location map on the plan.

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- B. Indicate on the plans any zoning variance granted which are applicable to the property.
- C. Indicate on the plan the company or authority that will provide water, sewer, gas, electric and other utilities, showing the existing locations of the utilities on the plan.
- D. Indicate the area of proposed Lot B-3 on Sheet 2.
- E. Indicate the location of any water courses or wetlands (if present).
- F. Washington County Planning Commission approval will be required.
- G. Per the Subdivision and Land Development Ordinance, the drawing scale shall be no greater than one inch equals 50 feet (1" = 50'). The overall plan on Sheet 1 is at a scale of one inch equals 200 feet (1" = 200'). A waiver from the Board of Supervisors will be required.
- H. On Sheet 2, the rear setback for Lot B-3 is indicated as 20 feet. The rear setback for the C-2 district is 25 feet. Revise accordingly.

Mr. Pozzuto asked for comments from the audience and there were none.

Mr. Pozzuto then made a motion to recommend Preliminary and Final Subdivision Approval for Meadows Landing Plan of Lots No. 4 for a 2-lot subdivision at Meadows Landing development on Washington Road, zone C-2, subject to the engineer's comments. The motion was seconded by Mr. Kopko and carried.

**CONTINUATION OF PUBLIC HEARING: CONDITIONAL USE APPROVAL**  
**Range Resources/Zediker Station West**

This application is for a continuation of a Public Hearing for Conditional Use Approval for Range Resources/Zediker Station West for a natural gas development/well site on Mitchell Road, zone I-2.

Engineer's Comments (Widmer):

- A. Oil and gas wells are a Conditional Use in the I-2 Zoning District and shall be subject to the requirements of Section 245-147 of the Zoning Ordinance.
- B. Provide verification of all required Federal, State and other applicable regulatory agency Or authority permit approvals for the proposed well site to the Township once received.
- C. Site operations shall comply with the Performance Standards outlined in Section 245-170 of the Zoning Ordinance.
- D. An off-street area for maintenance vehicles to stand while gaining entrance to the access Road shall be provided that does not disrupt the normal flow of traffic on the public street (245-147.M).

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- E. PPC Plan should include communication between well and public water supplier (245-147.G(5)).
- F. Proposed route to the well site along Township roads (Rankin and Mitchell) should be Stabilized and widened as needed prior to pad development for the anticipated traffic to use the road throughout pad development and operations. Provide a plan of proposed improvements to Rankin and Mitchell Roads. Applicant has indicated that the proposed improvements are still being evaluated.
- G. Subject to additional conditions from the Planning Commission.
- H. Provide a completed Stormwater Controls and Best Management Practices Operations and Maintenance Agreement as provided in Appendix "E" of the Stormwater Management Ordinance.
- I. Road bonding shall be provided per Township requirements.
- J. Provide agreements or easements with property owners for proposed embankment alterations to Mitchell Road and Rankin Road.
- K. Provide a sight distance to the right from the proposed site drive.
- L. The plan indicating the proposed sight distances and embankment alterations (Dwg. ROAD EXB) should be sealed by the preparer.

Two (2) letters were received and entered into the minutes of this meeting. They are as follows:

September 28, 2015

South Strabane Township Planning Commission  
550 Washington Road  
Washington, PA 15301

Dear Planning Commission,

I am an employee of the natural gas industry, living and supporting a family in South Strabane Township. My schedule does not permit me to attend each meeting but I am following the drilling process closely and do want to share my thoughts.

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In the years from 2011-2013, natural gas development was responsible for **11,000 family-sustaining jobs, 10% of total employment in Washington county and 20% of Washington County's economic output**. We should be thankful that our township was blessed with this abundant natural resource and I ask that you keep this perspective in mind when voting on issues that affect this industry. I have many friends who live in adjacent communities who are pleased with how natural gas development is being conducted and satisfied with how their elected representatives are leading the township.

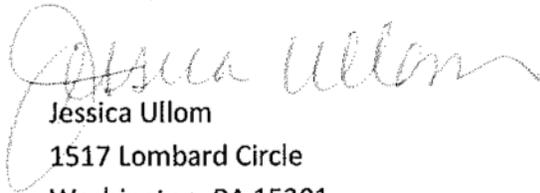
I am an Environmental Compliance Coordinator and I am incredibly proud of the work that the men and women who work in this industry perform to ensure that our environment is protected and that communities benefit from this work.

All of the gas companies that I've encountered and work for strive to be a good steward of our natural resources and also partner with communities and local organizations. My co-workers and I volunteer for local organizations and we care very much about the communities where we live and work, including South Strabane.

Please do whatever you can to be supportive of gas drilling in our township.

Please read this letter into the meeting minutes of Thursday, October 1st.

Sincerely,



Jessica Ullom  
1517 Lombard Circle  
Washington, PA 15301

cc: South Strabane Township Board of Supervisors

9/29/15

To the members of the South Strabane  
Planning Commission and the  
Board of Supervisors, both myself

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and my family are in support of  
past, present, and future drilling  
and development in South Strabane  
Township by Range Resources. They  
are a valuable asset to our  
community, providing financial  
gains in both a safe and  
environmentally sound manner.

Unlike Range Resources, I have  
seen companies such as Consolidated  
Coal cause millions of dollars  
worth of damage to our community  
with limited benefits. I have seen  
family farms disappear in our

community just so we can have another strip mall such as Walmart, which has increased the crime rate in South Steubenville Township). Range Resources has been supporting our community. It is now time to show our support by providing a natural gas zoning ordinance that is beneficial to Range and our community without hindering development by Range. This need to be done in a timely manner with

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no further delays.

Please read this letter into the minutes of the Planning Commission and Board of Supervisors meetings

Signed,

RT Luketich



Richard Luketich  
P.O. Box 22  
Eighty Four, PA 15330

(724) 222-4610

Mr. Pozzuto also read a letter aloud from Range Resources inviting the Planning Commission and the Board of Supervisors to tour a well site.

There was some discussion about the use of Zediker Station Road as main access road to the Zediker Station West site. Karl Matz of Range Resources stated that Range still plans on entering Zediker Station Road from Route 40 traveling 1.8 miles to Rankin Road; then 1.7 miles to Mitchell Road. Mr. Matz explained, in answer to questions from the Board, that they cannot perform repairs to Zediker Station Road in anticipation of using such road for this project, as it is a state road.

There was also discussion regarding having trailers on the well site. Joshua Doak of Range Resources explained that they are proposing four (4) trailers plus one (1) for a total of eleven people remaining on site. They feel this is necessary for safety.

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Mr. Pozzuto then asked for comments from the public.

Judi Panasik of 35 Green Crescent Drive stated that she called Mount Pleasant Township and was told that, due to problems with residents of such trailers, Range was asked to have the trailers removed.

Ms. Phillis stated that she also called Mount Pleasant Township and was told that Range Resources now has two (2) trailers and ten (10) workers on site at all times.

Mr. Pozzuto remarked that he spoke to Cumberland Township in Greene County and EQT has five (5) trailers on a well site there.

Ashley Moninger of 190 Kopper Kettle Road stated that she does not want any trailers on the Baumel site. She stated that the Range Resource supervisors cannot be responsible for all of the subcontractors on site.

Cynthia Rossi of 99 Zediker Station Road asked if it is safe to have workers on site being wakened up at night. She also asked if the mapping is complete for the Zediker Station West site. She also stated that someone was near her property surveying.

Mr. Kopko stated that he does not feel this Conditional Use application is complete.

Krista Staley of Babst Calland for Range Resources stated that they feel the Conditional Use application is complete.

After further discussion, Mr. Kopko made a motion to continue the Public Hearing for Conditional Use Approval for Range Resources/Zediker Station West for a natural gas development/well site on Mitchell Road, zone I-2, until the November 5, 2015 Planning Commission Meeting. The motion was seconded by Mr. Weber and carried.

**PUBLIC HEARING: AMENDMENT TO PRIOR CONDITIONAL USE APPROVAL**  
**Range Resources/Baumel Well Pad**

This agenda item is for consideration of an amendment to prior Conditional Use Approval for Range Resources for the Baumel Well Pad site on Kopper Kettle Road, for additional trailers for overnight accommodations, zone A-1.

Engineer's Comments (Widmer):

- A. No review comments.

The Written Narrative accompanying the Baumel 10226 Well Pad Revised Conditional Use Application states that "the Board of Supervisors granted the initial conditional use approval on November 25, 2014 subject to 46 additional conditions".

"Because safe operation of the drilling rig and the security of the well site require personnel to take temporary residence at the well site during critical drilling phases, the purpose of the revised conditional use application is to secure a modification of Condition No. 42, and only this condition..".

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Range is asking for the following essential personnel to temporarily reside on the well pad during drilling operations when they are not working on their shift:

2 Company Men  
Rig Manager  
Directional Driller (s) (2)  
Mud Engineer  
Solids Control (s) (2)  
MWD hand (s) (2)

No personnel shall be permitted to reside on site during their off days. The trailers used for housing these individuals shall not exceed four in number.

The members of the Board would like to continue this Public Hearing until they have taken a scheduled tour of a Range Resources well pad site.

Mr. Kopko then made a motion to continue this item to the November 5, 2015 Planning Commission Meeting for consideration of an amendment to prior Conditional Use Approval for Range Resources for the Baumel Well Pad site on Koper Kettle Road, for additional trailers for overnight accommodations, zone A-1. The motion was seconded by Mr. Pozzuto and carried.

#### MINUTES

A motion was then made by Mr. Pozzuto and seconded by Ms. Phillis, to approve the minutes of the meeting of September 3, 2015 as written. The motion carried.

There being no further business to come before the Board, the meeting adjourned at 9:30 P.M.

Submitted by,

Ellen G. Wallo  
Recording Secretary

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