

PLANNING COMMISSION

February 5, 2015

The Planning Commission of South Strabane Township held their Regular Meeting on Thursday, February 5, 2015 at 7:00 P.M. in the Municipal Building, 550 Washington Road, Washington, PA 15301.

Present for the meeting were: Fred Pozzuto, Chairman, Paula Phillis, Vice-Chairman; Marie Zipko, Secretary, Joseph Kokpo, and Tom Steele, Members. Also present were John Stickle, Township Manager, Thomas Lonich, Township Solicitor, Sarah Boyce, Widmer Engineering and Ellen Wallo, Recording Secretary. Members Jay Gordon and Allan Adamsky were absent.

CONTINUATION OF: PUBLIC HEARING: ZONING TEXT AMENDMENT

Chapman Business Properties

The first 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, continued from the January 8, 2015 Planning Commission Meeting.

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 there were no comments.

Ms. Kirk explained at the last meeting 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 have 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. Kirk stated that Chapman was present a month ago and that the Planning Commission requested additional information and that has been forwarded to the Commission regarding flex light manufacturing and mixed-use.

Mr. Pozzuto reported to Ms. Kirk that the Commission is considering changing the C-3 District to a Mixed-Use District. Ms. Kirk responded that this would be agreeable to Chapman, as they are trying to build flexibility into this plan.

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Ms. Phillis recalled from the previous meeting that the Commission was planning to make changes to this district in phases, with Light Manufacturing being the first change.

Ms. Zipko stated that the Township is preparing to start on a Revised Comprehensive Plan and that she feels we need such plan in place before the Commission contemplates a change to this district.

Ms. Kirk stated that they will return with plans for a building in the future, if this Text Amendment is granted, and they will abide by whatever is required to build such building, with any conditions that may be placed.

After further discussion, Mr. Pozzuto made a motion to recommend to the Supervisors to purely affect the text change to the C-3 District to add “light manufacturing” and “business and professional offices” with the condition that the Township Planning Consultant review design features and have architectural features spelled out. Mr. Smith seconded the motion and it carried with Mr. Kopko abstaining from voting.

CONTINUATION OF: PUBLIC HEARING: CONDITIONAL USE APPROVAL
Rice Drilling B, LLC

This item on the agenda is a Continuation of the 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, were present in support of this application.

Richard Rush of Widmer Engineering reviewed the application and Sarah Boyce, Widmer, was present.

Engineer’s Comments (Widmer):

1. The sight distance to the left from the driveway is less than recommended by PennDOT (per the provided information). Could the embankment be graded to increase the sight distance to the left?
2. The storm water management calculations are to be reviewed.
3. The existing driveway to be utilized off of Rankin Road is approximately 15 feet in width. The driveway width should be increased to allow for adequate passing of trucks.
4. The applicant shall provide the results of the sound impact assessment to the Township once completed.

Ms. Viola stated that Rice will agree to 45 of the 46 conditions that they have been asked to comply with, (the same conditions placed upon Range Resources for the Baumel Well Pad site). They are asking relief from the condition that limits the number of trailers on site that house supervisory personnel. Rice is requesting two or three trailers.

Mr. Pozzuto explained that South Strabane Township only allows one trailer for a supervisor.

Regarding the engineer’s comments, Ms. Wright stated that the agreement Rice Energy has with the landowner, Dave Hapchuk, only allows for 15 feet in width for the existing driveway to be utilized off of Rankin Road. Rice Energy could put flagmen at this entrance to control that only one truck is passing at this site at any one time. Rice Energy also has their own safety patrol cars that will be on site to insure that this protection is in place.

Ms. Wright also reported that the sound impact assessment is being provided to the Commission at tonight’s meeting.

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Ms. Wright also stated that water pretesting has been done and Rice Energy will test the first and 15th of each month and provide the results to the residents.

After a question regarding the use of jake brakes, Ms. Viola stated that signs will be erected that none are to be used and Rice Energy's patrol cars will enforce this issue.

Ms. Phillis asked a question about noise complaints from residents. Ms. Viola stated that they would perform a new noise study upon receiving a noise complaint.

Mr. Kopko had a question about safety on the site, and Ms. Wright stated that DEP monitors and regulates all aspects of safety.

Mr. Steele asked about flaring, or burning off impurities, and Ms. Viola stated that flaring is site-specific.

Mr. Pozzuto then asked for questions from the audience.

John DeBord of Clare Drive, asked if this is a Comparable Use in an A-1 District.

Maureen Schulte of 139 Meadows View Road, asked what are tests for when water is being tested. Ms. Viola answered that the tests are for quantity and quality of the water and that independent testers test 3000' from the center of the well pad.

John Zitko of 123 Meadows View Road, stated that it would be best to have experienced people remain on site in trailers to insure property safety.

After further discussion, Mr. Pozzuto made a motion to recommend Conditional Use Approval for Rice Drilling B, LLC to construct a natural gas well pad at 218 Rankin Road, in accordance with the 46 conditions.

Mr. Steele made a motion to amend the previous motion to recommend Conditional Use Approval for Rice Drilling B, LLC to construct a natural gas well pad at 218 Rankin Road to include one trailer as written in the conditions provided, sound, water, light, green conditions and vapor recovery, subject to the engineer's comments. The motion was seconded by Ms. Zipko and carried.

DISCUSSION

Columbia Midstream

This item is a discussion of an application from Columbia Midstream, which has been submitted to the Zoning Hearing Board for a Special Exception, to construct a natural gas Launcher/Receiver and Meter Station off Davis School Road, zone A-1.

Sarah Barczyk, Rick Barnhart, Lisa Pampena and Jeff Winkle were present to represent Columbia Midstream.

Mr. Winkle explained that Columbia is planning to erect a Launcher/Receiver and Meter Station at the intersection of Davis School Road and Meadows View Road.

The purpose of the Launcher/Receiver is to remove any water, gas, liquids, or solid particles in the gas stream before gas enters an existing gas transmission pipeline.

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The purpose of the Meter Station is to measure the quantity and composition of the gas, and also to regulate the flow and downstream pressure.

Ms. Phillis asked if Midstream is planning to put a compressor station at this site in the future and Mr. Winkle stated that they do not plan to do so.

Mr. Winkle stated that the access roads to these sites will be from Davis School Road.

Mr. Winkle concluded by saying that they wanted to explain their application to the Zoning Hearing Board, to the Planning Commission at this time. Such hearing will be held Monday, February 23, 2015.

The next item on the agenda was approval of the minutes of the meeting of January 8, 2015. Ms. Zipko made a motion, seconded by Ms. Phillis, to approve the minutes of the meeting of January 8, 2015 as written. The motion carried.

There being no further business to come before the Board, Ms. Zipko made a motion, seconded by Mr. Kopko, to adjourn the meeting at 11:00 P.M. The motion carried.

Submitted by,

Ellen G. Wallo

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