

PLANNING COMMISSION

August 6, 2015

The Planning Commission of South Strabane Township held their Regular Meeting on Thursday, August 6, 2015 at 7:00 P.M. in the Municipal Building, 550 Washington Road, Washington, PA 15301.

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

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

PUBLIC COMMENTS

Judi Panasik of 35 Green Crescent Drive asked if questions would be permitted after each item on the agenda. Mr. Pozzuto assured Ms. Panasik that questions will be permitted after each agenda item.

FINAL SUBDIVISION APPROVAL

Ralph and Peggy Jean Moore Subdivision No. 1

This item is Final Subdivision Approval for a 2-lot subdivision at 669 East National Pike for Ralph and Peggy Jean Moore Subdivision No. 1.

Jason and Amanda Weaver were present in support of this application.

Engineer's Comments (Widmer):

- A. Plan is in order for final approval.

Ms. Phillis then made a motion, seconded by Ms. Zipko, to approve this 2-lot subdivision for Ralph and Peggy Jean Moore Subdivision No. 1 at 669 East National Pike, zone A-1. The motion carried.

Mr. Pozzuto announced that the order of the agenda will be changed to allow for the Public Hearing for Range Resources to be heard at the end of the agenda.

PRELIMINARY SUBDIVISION APPROVAL

Gaylord L., Jr. and Connie Jo Plants Subdivision No. 1, Lot 2

The second item on the agenda was Preliminary Subdivision Approval for Gaylord L., Jr. and Connie Jo Plants at 432 Vance Station Road, zone R-2.

Present in support of this application was Mr. Plants.

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Engineer's Comments (Widmer):

- A. Complete Individual Acknowledgement clause with notary expiry.
- B. Provide appropriate mortgage clause.
- C. Revise the date in the South Strabane Township Planning Commission clause.
- D. Provide a table with original acreage of both parcels, acreage added or subtracted, and final acreage of both parcels.
- E. Lot areas shall exclude street right-of-ways. Revise accordingly.
- F. Provide a scale for the enlarged plan.
- G. Bearing of North 58 -22'-46" West for Lot 1 appears to be in error.
- H. Indicate setback lines for both lots on the plan.
- I. Provide Location Map.
- J. Provide evidence of proprietary interest acceptable to the Township Solicitor.
- K. Indicate any watercourses or wetlands if any exist on the property.
- L. If applicable, show flood hazard zone boundaries as identified on the current official map for the Township, issued by the Federal Insurance Administration.
- M. Provide the company or authority that will provide any water, gas, electric, or other utility services, and show the location on the existing utilities.
- N. Indicate the location of any existing wells or on-lot sewage facilities on the plan for both lots.
- O. Provide a note on the plan that there are existing structures within the required front and rear setbacks on Lot 1.
- P. Verify correct State Route No. for Vance Station Road.
- Q. Verify correct road name for T.R. 523.
- R. Sewage Facilities Planning Module approval will be required by PaDEP/Washington County Sewage Council.
- S. Indicate existing lot lines to be extinguished.
- T. Add Z bar to combine parcels on opposite sides of road.

Mr. Plants stated that he has been in touch with his engineer, John Mounts, and these comments will be addressed.

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Mr. Pozzuto then made a motion to table this item until the engineer's comments are addressed and a Sewage Facilities Planning Module approval is granted. Mr. Plants then agreed to waive the time requirements and the motion was seconded by Mr. Gordon and carried.

PRELIMINARY LAND DEVELOPMENT APPROVAL

Charter Foods North

The next agenda item was Preliminary Land Development for Charter Foods North to build a Taco Bell at Northgate Plaza, 460 Washington Road, zone C-2.

David Neill of the EADS Group was present in support of this application.

Engineer's Comments (Widmer):

- A. Indicate the percentage of impervious surface coverage.
- B. Is the northern property line the Route 19 right-of-way? If so, a variance will be required for the proposed building extending into the front setback.
- C. Per Section 275-182.B(1) of the Zoning Ordinance, the minimum width of aisles providing two-way travel shall be 26 feet. Proposed two-way aisles vary from approximately 18 to 21 feet. A variance will be required.
- D. Per Section 245-182.B(2) of the Zoning Ordinance, 26-foot aisles are required for 90-degree parking stalls. 24-foot aisles are proposed. A variance will be required.
- E. 58 parking spaces are required. 26 are provided. A variance will be required.
- F. Buffer Area "C" shall be provided along the property lines adjoining adjacent commercially zoned parcels. A variance will be required.
- G. Indicate truck routing for the proposed trash trucks.
- H. Provide property owner name and zoning district of all adjoining property.
- I. The proposed underground electric conduit is located off the property. Relocate accordingly or an easement will be required.
- J. Storm calculations to be reviewed for final submittal.

Mr. Neill stated that they realize that several variances will be required in order to build this Taco Bell and they have tried to configure the site to minimize the need for such variances, but parking is an issue at this site.

Mr. Pozzuto made a motion to table this approval for Preliminary Land Development for Charter Foods North for a Taco Bell at Northgate Plaza, 460 Washington Road, until variances are obtained and the engineer's comments are addressed. Mr. Neill agreed to waive the time requirement. The motion was seconded by Mr. Gordon and carried.

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Discussion: Chicken Raising Requirements

Next on the agenda was a discussion regarding chicken raising with Rebecca Syrek of 96 Kelly Drive. Ms. Syrek stated that she would like to raise four (4) chickens in a coop and penned-in area of her back yard.

Carolyn Yagle, Township Planning Consultant, is examining the ordinances of other townships that allow chicken raising and will report to the Board of Supervisors in the near future with her findings.

Cynthia Rossi of Zediker Station Road stated that she feels chicken raising should not be allowed in Zoning District R-3. There have been many cases of Avian Flu this year and unwanted predators may come into an area where chickens are kept.

Judi Panasik of 35 Green Crescent Drive also stated that chicken raising should not be allowed in Zoning District R-3.

PUBLIC HEARING: CONDITIONAL USE APPROVAL

Range Resources

This item is for Conditional Use Approval for Range Resources for a natural gas development/well site on Mitchell Road, zone I-2.

Debra Aker, Government Affairs Analyst for Range Resources, stated that this well site proposes eight wells, five to be constructed at this time. It is planned that construction will begin in the fall of 2015 and that completion will be the end of 2016 or early 2017. 24.8 total acres of this site will be used.

Krista Staley of Pabst Calland stated that this is just a Conditional Use application; no variances will be needed.

Laura Freno, Range Resources Compliance Manager, explained the care that is taken to comply with the federal, state and local rules and regulations when a site is being developed.

Jim Cannon, who was standing in for the Range Resources safety person, explained all of the safety measures that will be in place at this and every Range site.

Mr. Pozzuto explained that complaints have been received about trucks turning left on Kopper Kettle Road exiting the Baumel Well Pad site. Mr. Cannon stated that Range installs signs and informs all subcontractors of the conditions the Township has placed on them.

Matt Fortney and Karl Matz, Civil Engineers with Range Resources, explained the plans for entering and leaving this site and the report on sound decibels expected to be heard in the surrounding area.

Mr. Pozzuto asked Ms. Aker if there are plans to construct the Munce Well Pad near Davis School Road. She related that there has been some recent activity regarding that site.

Mr. Steele stated at this time that he will be abstaining from voting on any issue regarding Range Resources as the law firm where he is employed represents Range.

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Mr. Kopko asked approximately how much water per well is used in fracing. Ms. Aker answered that five to six million gallons is used. Mr. Kopko also stated that the crushed stone placed on the berm of Kopper Kettle Road by Range Resources caused problems when it washed into the center of the road after rainstorms. Mr. Fortney stated that they will look into other alternatives, such as millings.

Mr. Pozzuto asked if there will be flares on this well. Ms. Freno stated that there could be an emergency or safety flare at the beginning or completion of the well, but that no other flaring is anticipated.

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 Federal, State and other applicable regulatory agency or authority permit approvals for the proposed well site.
- C. Site operations shall comply with the Performance Standards outlined in Section 245-170 of the Zoning Ordinance.
- D. Per Section 245-147.1 of the Zoning Ordinance, provide a schedule for the indicated activities.
- E. A Driveway Permit shall be obtained in accordance with Township requirements (245.147.L). Adequate sight distance shall be provided.
- F. 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).
- G. PPC Plan should include communication between well and public water supply (245-147.G(5)).
- H. 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.
- I. Subject to additional conditions from the Planning Commission.
- J. Verify compliance with the requirements of the South Strabane Township Stormwater Management Ordinance.
- K. Provide a completed Stormwater Controls and Best Management Practices Operations and Maintenance Agreement as provided in Appendix "E" of the Stormwater Management Ordinance.
- L. Road bonding shall be provided per Township requirements.
- M. Grading permit will be required from the Township.

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Carroll Jennings of 449 Quarry Road advised Ms. Aker that the Wounded Warriors have leased land on Mitchell Road that is used for hunting by the disabled. Ms. Aker asked Mr. Jennings to see her after the meeting and she would discuss this further with him.

Cynthia Rossi stated that this new well pad site is in a high quality watershed and the watershed should be protected. She also presented information regarding new horizontal well pad rules from Ohio and asked that they be entered into these minutes:

Ohio: New horizontal well pad rules

New construction rules offer better protection for Ohioans

COLUMBUS — The Ohio Department of Natural Resources (ODNR) implemented new rules regulating the construction of horizontal well pad sites July 16.

The new, more stringent, construction standards are being put into place to ensure that well pads provide a safe foundation for drilling rigs and production facilities throughout the life of the well.

Public safety. Most importantly, the new regulations are designed to emphasize public safety and environmental protection.

Under the new rules, operators will submit detailed horizontal well pad site plans certified by a professional engineer to then be reviewed by the ODNR Division of Oil and Gas Resources Management (DOGRM) prior to the construction of the well pad.

Details in the plans. The plans will include, but are not limited to, detailed drawings of well pad features, an emergency release conveyance map, a geotechnical report, and a sediment and erosion control plan.

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Well pad regulations

- **Grates:** Used for under trucks when pulling into pad. The grates are placed over a storage tank where any fluids leaking from the truck can be trapped and prevented from entering into the environment.
- **Walls:** Walls are placed on the storage container area to stop leaks. The goal is stop any fluids from entering the environment from the drilling site
- **High definition drawings:** Ohio is the only state in the country to require high definition drawings. This means that the drawings have to clearly show the plan for the well site.
- **Inspections:** Ohio is the only state to have inspectors onsite at every step of the process when building a drilling pad.

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Construction inspections. The division's regional engineering staff will inspect sites during each stage of construction to ensure compliance with the new standards.

Altogether, these new rules include the most comprehensive and proactive horizontal well pad regulations in the country.

Horizontal well pads are larger in size than traditional vertical well pads and often house multiple-wells, allowing operators to access greater acreages

of shale reserves with a smaller environmental footprint.

Likewise, abundant production quantities from horizontal wells create a need for large scale operations to occur on or near the well pad.

Stable access roads, also addressed in the new rule, are crucial for transporting drilling materials, and in the event of an emergency, provide safe access for response vehicles, personnel and equipment.

As exploration and production in the Utica Shale play continues, Ohio's horizontal well pad construction standards will lay a strong

foundation for greater protection of natural resources, human safety and the environment.

Ohio Administrative Code 1501:9-2-01 and 1501:9-2-02 requires operators to design and construct horizontal well pads in a manner that protects public health and safety, promotes safe drilling operations and minimizes damages to natural resources by managing storm water, ensuring clean surface water and reducing soil erosion.

The rule, application and other forms are available at oilandgas.ohiodnr.gov.

Judi Panasik of 35 Green Crescent Drive stated that Ashley Moninger, who lives near the Baumel well site, has recently received a check in the amount of \$2,200 for damage to her car from ash at the site.

After further discussion, Mr. Pozzuto made a motion to continue this Conditional Use hearing for Range Resources for a natural gas development/well site on Mitchell Road, zone I-2, until the September 3, 2015 Planning Commission meeting. The motion was seconded by Mr. Gordon and carried.

MINUTES

A motion was then made by Mr. Gordon and seconded by Ms. Zipko to approve the minutes of the meeting of July 2, 2015 as written. The motion carried.

There being no further business to come before the Board, the meeting adjourned at 10:10 P.M.

Submitted by,

Ellen G. Wallo
Recording Secretary

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