

PLANNING COMMISSION  
September 3, 2015

The Planning Commission of South Strabane Township held their Regular Meeting on Thursday, September 3, 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, Jay Gordon, Tom Steele and Bob Weber, Members. Also present were: Rich Rush, Widmer Engineering, John Stickle, Township Manager and Ellen Wallo, Recording Secretary. Member Joseph Kopko was 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

Judi Panasik of 35 Green Crescent Drive asked if applicants for subdivision approvals must state the use of the subdivision. Mr. Pozzuto replied that the applicant does not have to state the reason for the subdivision.

DISCUSSION REGARDING CHICKEN RAISING

Becky Syrek of 96 Kelly Drive was present regarding this discussion. Mr. Pozzuto stated that this item should return to the Board of Supervisors for a change to the Zoning Ordinance and if it has merit, then the Planning Commission will address the issue. Ms. Syrek reported that, in answer to a question brought up at the last Planning Commission meeting, the Avian Flu count in Pennsylvania is zero percent.

PRELIMINARY AND FINAL SUBDIVISION APPROVAL

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

This item is for Preliminary and Final Subdivision Approval for a 2-lot subdivision at 432 Vance Station Road for Gaylord L., Jr. and Connie Jo Plants.

Gaylord Plants was present in support of this application.

Engineer's Comments (Widmer):

- A. Indicate the net acreages (as well as the gross acreages) in the table excluding right-of-way areas.
- B. Sewage Facilities Planning Module approval will be required by PaDEP/Washington County Sewage Council.

Mr. Plants stated that the acreages will be included in the table and the module does not have to go the DEP.

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After further discussion, Mr. Gordon then made a motion, seconded by Ms. Zipko, to approve this 2-lot subdivision for Gaylord L., Jr. and Connie Jo Plants Subdivision No. 1 at 432 Vance Station Road, zone R-2, subject to the engineer's comments. The motion carried, with Mr. Steele recusing himself from voting on this matter.

**PRELIMINARY 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 Comments:

- A. Provide name and address of the owner of the plan.
- B. Revise the date in the South Strabane Township Planning Commission clause.
- C. Provide appropriate mortgage clause.
- D. Provide evidence of proprietary interest acceptable to the Township Solicitor.
- E. 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.
- F. Lot areas shall exclude street right-of-ways. Revise accordingly.
- G. Zoning Data Table indicates "L-1" District. Revise to indicate "I-1" District.
- H. Provide a table with original acreage, acreage to be subdivided (Lot 2) and remaining Lot 1 acreage.
- I. Indicate the location of any buildings or structures on the parcel, if any exist.
- J. Provide the company or authority that will provide any water, gas, electric or other utility service.
- K. If applicable, show flood hazard zone boundaries as identified on the current official map for the Township issued by the Federal Insurance Administration.
- L. Washington County Planning Commission approval will be required.
- M. Sewage is indicated to be on-lot. Sewage Facilities Planning Module approval will be required by PaDEP/Washington County Sewage Council for both lots.

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Ms. King advised that Engineer Jonathan Mounts should have all the engineer's comments addressed by the October Planning Commission Meeting and that their Planning Module does not have to go to DEP.

After further discussion, Ms. Phillis made a motion to approve Preliminary Subdivision Approval for RSKT, LLC Subdivision Plan No. 1, subject to the engineer's comments. The motion was seconded by Mr. Gordon and carried.

**PRELIMINARY 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.

Engineer's Comments (Widmer):

- A. Provide the name and address of the owner(s) on the plan.
- B. Add notary expiry for Individual Acknowledgement clause.
- C. Fischer Road is a Township Road. No Highway Occupancy Permit Requirement clause is required.
- D. Provide the appropriate Mortgage clause.
- E. Revise the date in the South Strabane Township Planning Commission clause.
- F. Provide evidence of proprietary interest acceptable to the Township Solicitor.
- G. Plan is confusing. Are there currently three (3) existing lots or will there be three (3) Proposed lots? Plan indicated three (3) lots (Lots 1, 2 and 3).
- H. Plan should indicate original lot line to be extinguished.
- I. What is the dashed line that runs through the existing house?
- J. Provide a table indicating original acreage, acreage to be added or subtracted for each lot, and the final acreage of each lot.
- K. Provide a sanitary easement through Lot 3.
- L. Indicate on the plan a reference to a recorded plan or easement for the tie-in for the sanitary sewer line on the adjacent parcel.
- 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.

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- N. Provide a copy of the USGS topographic survey map, with the boundaries of the project site outlined on the map.
- O. Indicate any watercourses or wetlands, if any exist, on the property.

Ms. Campbell explained that this is the shifting of a lot line, a minor subdivision.

After further discussion, Mr. Gordon made a motion for Preliminary Subdivision Approval for the Jonathan and Jennifer Campbell Subdivision for a 2-lot subdivision at 179 Fischer Road, zone A-1, subject to the engineer's comments. The motion was seconded by Ms. Phillis with Mr. Steele recusing himself. The motion carried.

**PRELIMINARY AND FINAL SUBDIVISION APPROVAL**  
**Patrick DeCuir Subdivision No. 1**

This item was for Preliminary Subdivision Approval for Patrick DeCuir Subdivision No. 1, two (2) lots and a remnant at 1 Raymond Boulevard, zone C-2.

Mike Hogan of Gateway Engineers was present in support of this application.

Engineer's Comments:

- A. Plan shall be signed and sealed by the preparer.
- B. Washington County Planning Commission approval will be required.
- C. As a result of the revised parcel layout, it appears that five (5) lots will front on the private street (Raymond Boulevard). Per Section 206.65.C(1), no more than four (4) lots shall have frontage on a new private street. A waiver will be required from the Board of Supervisors.

Mr. Hogan stated that all comments have been addressed, but they do need the waiver from the Board of Supervisors for the fifth lot.

After further discussion, Mr. Steele made a motion to recommend Preliminary and Final Subdivision Approval for the Patrick DeCuir Subdivision No. 1 for two (2) lots and a remnant at 1 Raymond Boulevard, zone C-2, subject to the engineer's comments. The motion was seconded by Mr. Weber and carried.

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

This was a continuation of the Conditional Use application from Range Resources for a natural gas development/well site on Mitchell Road, zone I-2.

Mike Mackin, Erin McDowell and several others representing Range Resources were present in support of this application.

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.

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- B. Provide verification of all Federal, State and other applicable regulatory agency or authority permit approvals for the proposed well site to the Township were 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.)
- 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.

Township Solicitor Tom Lonich presented a draft of a series of Conditions that he had previously given to Range Resources. Mr. Lonich also met with representatives of Range Resources to discuss the proposed Conditions and now is presenting the proposed Conditions with comment to reflect the discussion at such meeting.

The Planning Commission made requests to change or add wording to several of the Conditions presented by Mr. Lonich. Mr. Lonich will make such changes or additions and meet with Range Resources representatives and present new Conditions to the Planning Commission at the October 1, 2015 meeting.

Judi Panasik of 35 Green Crescent Drive stated that she feels that video surveillance at the site going to the Police Department would be valuable.

Cynthia Rossi of Zediker Station Road stated that she hears the noise from the Baumel well at her home which is two (2) miles away.

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After further discussion, Mr. Pozzuto made a motion to continue this Public Hearing for Conditional Use Approval for Range Resources for a natural gas development/well site on Mitchell Road, zone I-2. The applicant agreed to waive the time constraint on this matter. The motion was seconded by Mr. Gordon and carried, with Mr. Steele recusing himself.

#### MINUTES

A motion was then made by Mr. Pozzuto and seconded by Mr. Gordon, to approve the minutes of the meeting of August 6, 2015 as written. The motion carried.

There being no further business to come before the Board, the meeting adjourned at 11:00 P.M.

Submitted by,

Ellen G. Wallo  
Recording Secretary

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