

ZONING HEARING BOARD
MARCH 23, 2015

On Monday, March 23, 2015 at 7:00 P.M., after due advertisement according to law, a public meeting of the Zoning Hearing Board was held in the Municipal Building, 550 Washington Road. Board members Don Lambert and Andrew Rembert were present. Attorneys Lynn Finnerty and John Cambest were in attendance representing the Zoning Hearing Board. Also present was Ellen Wallo, Recording Secretary. Member John Burgess was absent.

Mr. Lambert swore in any members of the audience who may wish to speak at this meeting.

PUBLIC COMMENTS

Jack Keisling of 29 Green Crescent Drive stated that once this Launcher/Receiver and Meter Station is permitted, the area becomes industrial and the surrounding property values decrease.

Arthur Sullivan of 511 Warrick Drive stated that he is concerned about the proposed facility. He has spent 19 years as an independent consultant and that the proposed use constitutes hazardous activities. Columbia Midstream needs to present a Risk Assessment to the Township.

Robert Weber of 1002 Tomahawk Court reported that he is President of the Strabane Manor Homeowners' Association and that the homeowners have concerns regarding air and ground pollutants, light, noise and air pollutants, evacuations, leaks and traffic congestion.

Grant Minor of 98 Munce Ridge Road stated that he lives approximately 114 yards from this site and he is in favor of the Launcher/Receiver/Meter Station facility, as long as current regulations are followed and the facility is run in a responsible manner.

Mr. Lucas objected to the speakers who live further than one mile from the site of the proposed Launcher/Receiver and Meter Station facility.

PUBLIC HEARING

Columbia Midstream Group, LLC

The first agenda item is consideration of the application of **Columbia Midstream Group, LLC** for a Special Exception for a comparable use not specifically listed to the Zoning Ordinance to build a facility in support of natural gas development (Launcher/Receiver Facility and Meter Station) at the intersection of Davis School Road and Meadows View Road, zone A-1.

Attorneys Blaine A. Lucas and Robert Max Junker, as well as Sarah Barczyk, Joseph Giachino, Jeffrey Winkle, Charles Minshew and Steve Warnick of Columbia Midstream Group, LLC were present in support of this application.

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Attorney Lucas stated that Columbia Midstream was under the impression that the evidentiary hearing was closed at the last Zoning Hearing Board Meeting. Mr. Lambert stated that the meeting was continued to this meeting so that anyone who did not have a chance to speak could speak at this meeting. Mr. Lucas noted a formal objection in this matter.

Attorney Dennis Makel of 98 East Maiden Street stated that Columbia Midstream should not have requested a Special Exception in this matter.

Mr. Makel stated that on a legal basis he does not think there is any basis to do what Columbia Midstream is asking to do, because they don't meet the standards of the Township ordinance.

Mr. Lambert stated that the Emergency Action Plan presented seems generic. Mr. Giachino answered that there will be a Site Specific Emergency Action Plan when the specific location is operational.

Mr. Lambert also asked if tools used in an emergency will be on site. Mr. Winkle stated that all tools needed in an emergency will be kept on site; large equipment will not.

In answer to a question from the Board, Charles Minshew, Director of Operations, stated that evacuations, if necessary, will be handled by notifying fire, police and residents by cell or home phone.

Mr. Winkle stated that 100 to 110 homes have been identified as being located within ½ mile of the proposed site of the Launcher/Receiver and Meter Station site.

In answer to a safety question from Mr. Rembert, Mr. Winkle answered that in his eight (8) years with Columbia Midstream, there have been no emergencies with Launcher/Receiver or Meter Station sites.

Mr. Rembert also asked if there would be gas processing of any kind done on this site. Mr. Giachino stated that there would not be.

Mr. Lucas then rebutted two (2) points: 1) the fire at Williams was ethane only; 2) the heater on site will be 1/8" tubing only to warm an instrument.

Mr. Lambert asked if anything else is planned to be built here. Mr. Winkle stated that Columbia Midstream is not the owner of this property, Range Resources is, but he knows of no plans to build anything else at this site.

In answer to a question from the Board, Mr. Winkle stated that there is no outlet facility (such as Line 1570) in any I-1 or I-2 District in South Strabane Township.

The Board then went into an Executive Session.

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Upon returning from the Executive Session, Mr. Lambert thanked the members of the audience and the applicant. He announced that the hearing is now closed.

Mr. Lambert then made a motion that the application of Columbia Midstream Group, LLC for a Special Exception for a comparable use not specifically listed to the Zoning Ordinance to build a facility in support of natural gas development (Launcher/Received Facility and Meter Station) at the intersection of Davis School Road and Meadows View Road, zone A-1, be denied, with Finding of Facts being produced in 45 days. The motion was seconded by Mr. Rembert and carried.

ADJOURNMENT

A motion was made by Mr. Lambert, seconded by Mr. Rembert, to adjourn the meeting at 11:00 P.M. The motion carried.

Submitted by,

Ellen G. Wallo
Recording Secretary

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