

**WEST DEER TOWNSHIP PLANNING COMMISSION
NOVEMBER 26, 2019**

John Butala called the Meeting to order with the following members in attendance:
Patrick Stark, Robert Bechtold, Tim Phelps and Suzanne Garlena

Absent Members: Mark Schmidt and Kathy Rojik

Other Attendees: William Payne (Code Enforcement Officer)
Scott Shoup (Shoup Engineering)

October 24, 2019 minutes were submitted and stand approved.

**VRABEL LIGHTING PLAN AND 1-STORY BUILDING AT SPORTS COMPLEX
NO-OFFSEASON - RUSSELLTON**

942 Little Deer Creek Valley Rd. – Zoned I (Industrial)

Represented by Jerry Nist, Hampton Tech, Charles Vrabel, and Marty Klanley of Arch Lighting Sales

Revised drawings were submitted at meeting. Reps from Arch Lighting Sales gave presentation of lights with glare guards. Lights will be directed to fields only. Lights are placed at a 70-degree angle on 60-70 foot poles on the field area. 27-foot poles will be located in the parking lot. Little to no spillage of lights. Stated that lights will not bother houses located across the street or on Eisenhower and MacArthur Drives that sit on top of hill.

They did contact the FAA concerning the lights as the Rock Airport is located on hill above complex. They have not received any return contact yet. Fields sit approximately 105 feet below airport. With 70-foot poles they will be 30 feet below airport. Feel that it would not be a problem for the FAA.

Mr. Vrabel would like to operate the fields 7 days a week with a quitting time at 11:00 pm. Expecting about 500 people to be at the facility on the weekends.

Since drawings were only submitted during this meeting, Mr. Shoup did not have time to review.

First motion by Mr. Stark and second motion by Mr. Bechtold to **TABLE** as the new drawings need to be reviewed by the Township Engineer. Voting was unanimous.

**DIONYSUS GAS WELL PAD (1501 Middle Rd. Ext.)
LETO GAS WELL PAD (301 Oak Rd.)**

Olympus Energy, LLC

Represented by Solicitors of KL Gates

Dionysus Well Pad sits on two parcels, #1508-K-302 and #1667-S-288 totaling 115 acres. 16.6 acres will be developed with 10 Marcellus wells. Projected start date is September, 2021. Gas well pad will measure 500 ft. x 350 ft. with approximately a 900 ft. long access driveway

Leto Well Pad is one parcel, #1668-R-91, totaling 48 acres. 17.3 acres will be developed with 5 Marcellus wells. Projected start date is August, 2022. Gas well pad will measure 500 ft. x 350 ft with approximately a 1,040 ft long access driveway.

Each pad site will be in construction for 9 to 10 months.

Emergency phone numbers will be given to the Township, posted on each well pad, and a 24-hour hot line will be established. 30-days prior to drilling, an on-site meeting will be held for all emergency responders for each well site. Yearly drill refreshers will also be conducted.

Presentation was conducted by the Project Manager from Michael Baker Engineering for the site design. No structures will be constructed over 35 feet. During construction phase some equipment (rigs, cranes) could be beyond this height. Township ordinance states that the well shall be 650 feet from any structure. The Dionysus site has 2 buildings within this requirement and the Leto site has 1 building. Olympus did receive a waiver from the property owners but will have to apply for a variance from the Zoning Hearing Board. During the construction phase, no fence will be installed. In production phase, a 6-ft. chain link fence with barb wire on top will be in place. Fence poles will not be cemented, as required by Township ordinance, for the ease of trucks to get to pad when needed. Production pads will have security cameras installed. 20-ft. steel stock tanks would be the highest structure on pads.

All well sites will be regulated by the DEP. Prefer not to truck in water, piping water to site is better. Looking at a spot-on Allegheny River thru Range Resources as a possibility for the water. Will be looking into others also. Need approximately 20 million gallons per well – one-time use. 10% of this will return to surface for the life of the well.

Presentation by Drilling Manager for Olympus Energy. A smaller rig will start drilling followed by rig of 160-ft. tall. Drilling for up to 11-12 days. Wells will be 15-ft. apart. 14-18 pump trucks will stay on site during drilling. Fracking will be 8 to 12 days per well. During drilling, there will be 24-hour security. No plans for flaring.

Traffic Control was presented. Already contacted the Deer Lakes School District and will work with them on school bus routes. Will work around pick-up and drop-off times. Will be alerted to any delays or special events taking place so trucks are not a nuisance or safety concern. Truck trip estimates are:

- Site construction approximately 500 trips
- Drilling approximately 200 trips each well
- Fracking approximately 2,500 trips each well
- Pipe line approximately 100 trips

If trucking water to sites, truck trips would be approximately 200-400 per day.

Hauling routes will be Route 910 (State Road) and Oak Road (State Road) for the Dionysus well pad. The Leto well pad will use Route 910 (State Road) and Middle Rd. Ext. (Allegheny County Road).

Sound Control was presented. Performed sound impact for surrounding areas. Did a modelling concept to create noise maps. Drilling will not be over 70 decibels to nearest property line (peak level). In the past they have implemented sound mitigation walls when needed. Mr. Butala would like more data on the noise as it will most likely be a concern with the neighboring property owners.

Planning Commission's main concerns are noise, lights, and traffic. Need an extension letter from Olympus Energy.

First motion by Mr. Stark and second motion by Mr. Butala to **TABLE** until next meeting of January 23, 2020. Concerns need to be addressed. Voting was unanimous.