

**WEST DEER TOWNSHIP PLANNING COMMISSION**  
**JULY 23, 2020 (Conducted Via Zoom)**

Mark Schmidt called the Meeting to order with the following members in attendance:  
John Butala, Robert Bechtold, Kathy Rojik, Suzanne Garlena, and Patrick Stark

Absent Members: Alan Banks

Other Attendees: William Payne (Code Enforcement Officer)  
Scott Shoup (Shoup Engineering)  
Dorothy Moyta (Zoning & Planning Administrator)

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June 25, 2020 minutes were submitted and stand approved.

**Outline and Order of Meeting:**

1. Approval of June meeting Minutes
2. Oakwood Heights Final Subdivision Plan: Land Development
3. Links at Deer Run (Pittsburgh National Golf Course) Rezoning Request
4. Workshop Meeting: Public Comments – Gas Wells
5. Municipal Ordinance Updates/ Code Revisions/ Zoning Review

**OAKWOOD HEIGHTS FINAL SUBDIVISION PLAN – LAND DEVELOPMENT**

36 Page Set to include Environmental, Landscape and Civil Drawings. (See attachments.)  
*Represented by Steven Victor, Registered Landscape Architect, Victor Wetzel Associates*

Comment Sheet (4 pages) from Scott Shoup of Shoup Engineering was distributed at the meeting and is attached to these notes. (See attachments.)

Comments generated from the 33 comments on the attached sheet and others follow:

1. RE: Comment #1: Victor-Wetzel will produce a copy of the development's Homeowner's Association documents. (HOA).
2. RE: Comment #2; Preliminary approval for sewage has been obtained. Will produce submit Sewage facilities Planning Module documents to Township.
3. RE: Comment #5: Victor-Wetzel will show sidewalks on the plan on both sides of roads.
4. RE: Comment #18: Gateway will look at increasing the vertical crest curve "k" coefficient on Dogwood Court near Station \*+30.
5. Note the radius and dimensions of the cul-de-sac.
6. No open space was included in the preliminary plan.

7. The width of streets being proposed would likely need to match the width of Ashley Road.

Steven Victor presented Oakwood Heights Final Subdivision Plan per comments below.. (See 36 Page set of Drawings attached)

1. Steven Victor showed Subdivision Plans. Phase 1 has been fully constructed by Gigliotti's. phase 2 will have 32 lots. Phase 3 will have 41 lots.
2. The proposed new plan extends McIntyre Rd., now marked Ashley Rd. Also additional lots will be added to expand the number from 73 lots to 77 lots.
3. 2 detention pond facilities will be added.
4. The prior lots had a 60' deep pad. The new proposed lots will have an 85' deep pad.
5. \$500 of the construction of each lot will go towards construction of Ashley dr. to West Starz Rd., and will be paid at the time of permit submission. This will be in addition to the regular impact fees.

Comments on the presented Oakwood Heights Final Subdivision Plan as per below:

1. John Butala asked whether the fire department had been contacted for approval of the street width and the cul-de-sacs. Bill Payne will take this issue to Fire chief.
2. Robert Bechtold asked whether the \$500 and impact fees would be enough to complete Ashley Rd. to Starz Rd. Scott Shoup will develop a cost for estimate for the road completion. Steven Victor asked whether this would go to a specialized fund? Bill Payne stated that the original intents was for the roads to connect.
3. Robert Bechtold was concerned that the connected road would become a thruway.
4. Kathy Rojik asked about the timeframe. Will the homes be done first ? If so we need to be certain that the road is completed.
5. Scott Shoup asked whether the \$500 will be moved over from Phase 1. Bill Payne will consult with Barb Nardis, the finance officer.
6. Robert Bechtold was concerned with the road being done and connected when the houses are done. This will be good for marketing the homes.
7. Bill Payne stated that the Township's intent was always to connect the two roads and will team up with the Developer to get the road done if needed.
8. Steven Victor stated the new NPDES permit is pending. Time is running out for the 2020 paving season.

9. Robert Bechtold asked about the utilities on the other side of Ashley rd. Steven Victor said that they needed to look at these utilities and contact the respective utility companies.
10. Bill Payne stated that the water line goes up to 31 Ashley rd., about 200' from the proposed plan. It's Oakmont water and an 8" main.
11. Bill Payne asked where the fire hydrants were located and Steven Victor was not sure. Bill said that he will contact Josh Wiggins regarding this matter. Steven Victor said that they will look at the westerly side of Ashley.
12. Bill stated that West Deer already has a Maple St. so we need to think of another tree name for proposed Maple Ct.
13. Bill asked whether the houses will have lamp posts or if there will be street lights. Steve Victor said that they will follow Township specifications. Mark said to put streetlights at intersections.
14. Bill Payne asked about a landscape plan. Steve Victor did not think that it was required at this phase of the project. Bill Payne said to be mindful of sightlines and the height of mature trees. Steve Victor asked whether trees could be planted between the sidewalk and the street.
15. Steven Victor was asked whether he planned to create a buffer for the existing homes on W. Starz and Ashley. Steve Victor will look at the grading plan.
16. Kathy Rojik thought that the grading was too close to the existing houses. Kathy felt that they needed to protect the existing houses.
17. Robert Bechtold asked if they are 2' contours. Steven Victor said yes, Bill stated the existing slope is much higher. The prior developer dumped fill off of the temporary cul-de-sac so the lots in that area will need to have soil engineering performed. .
18. Mark Schmidt asked who the builder would be and Steven Victor said Dan Ryan.
19. Robert Bechtold asked if there would be geotechnical monitoring and Steven Victor said yes; it would be monitored by ACA Engineering.
20. Bill asked whether the house by the ballfield would be bothered by the lights of the ballfield. Steven Victor said that the house is 20' below the ball field.

First motion by Mr. Bechtold and second motion by Mr. Stark to **TABLE THE REQUEST**, voting was unanimous.

## **LINKS AT DEER RUN (PITTSBURGH NATIONAL GOLF COURSE) REZONING – REZONING REQUEST**

5 Page drawing Set and Narrative. (See attachments.)

*Represented by Steven Victor, Victor Wetzel Associates*

Steven Victor showed the proposed 132 Acre area (Pittsburgh National golf Course) to be rezoned to R3. The course is not associated with the Links at Deer run. The area fronts on Monier Rd. circles a house, and circles around the existing Deer Links homes. They pal to keep the natural features of the land. Less than 40% is drainage to a stream bed. 15 -40% slope exists overall. The majority is less than 15% sloped area. The woodland area has been identified. The proposed rezoning area will consist of 40' wide traditional family h and active adult/ empty nester homes. Looking at section 5.4 Table, the requirements are for a 60' wide side lot and 10' wide yards.

The Master plan included open spaces on 3 side of the Links, Monier as a collector road, Golf cart paths to be used as walking trails, 3 new streets, 2 access points, existing clubhouse to be redesigned into residential clubhouse and pool. The tan houses are active adult, and the yellow houses are traditional family. There are 350 homes: 2/3 are active adult and 1/3 are traditional family. The existing ponds will remain on the property, and the elliptical existing outparcel now fronts on a public road. The area around the links could be left as R2.

Comments included:

1. Robert Bechtold asked about the Sewage development. Steven Victor said that there is a pump station in the NE corner, they may build their own pump station, or use a gravity fed plan running west to south.
2. Kathy Rojik confirmed with Steven victor that the links are not part of this plan. They would be connected near the clubhouse. Asked whether they would use the new clubhouse, Steven Victor said no as they have their own clubhouse.
3. Kathy felt that the people moved there for a relaxing space away from things. Steven victor said they have the buffer open space.
4. Kathy felt that there should be a 4<sup>th</sup> side buffer and that the buffer space should be larger. Steven victor said that they could lose some houses and take over the walking trail to create a fourth side buffer
5. Kathy asked whether the Links had their own HOA and Steven Victor said yes.
6. Mark Schmidt asked what the advantage was t the township and Steven Victor said Tax revenue. Steven computed the value of the additional homes to the Township to be about 12 million.
7. Scott Shoup said that over the past year the township has been looking to get rid of cluster home development. Steven Victor said then that he should file immediately.
8. Suzanne Garlena asked the increase of traffic on Monier Road. Steven victor said that it would be about 2500 more vehicles per day on Monier Road. A traffic impact study

should be done at this intersection. Suzanne stated that there was already a lot of traffic at the Monier and Kaufmann intersection.

9. Tim Rescinati stated that the entire golf course has gas leases underneath, and asked who has the gas rights ? Steven Victor stated that there is a 300' limit from the gas well pad to houses. FYI, the Township ordinance sets the distance to homes and it extends 300'.
10. Nelson Crooks lives on Nicklaus Way. He wants to know the status of the golf course. He thinks there is a proposal to buy the golf course and that the owner will sell. He also wants a buffer on the 4<sup>th</sup> side. He feels that Monier Road is not up to an additional 2500 vehicles per day: it's "scary" road.
11. Gary Torrick lives on Palmer Way. He's a part of Deer Links. He echoes Nelson's concern about traffic on Monier Road. Running stop signs there is a concern, People bought these houses for quiet, progress is progress.
12. Corinne Crooks wonders how you can build houses on golf course land with all the insecticide used? Steven Victor said that they haven't used the kind of chemicals that would be an issue. He has built houses on courses in the Highlands in Ross and Treesdale. Asked about the timeline, Steven Victor said 2 years.
13. Tera Bradleysteck has a farm in the right corner of Development. She had to listen to the chipping of trees for 2 years when the golf course was being worked on and wonders what kind of noise this will create. She doesn't want heavy density development. Currently she likes the woods and fields of West deer and not urban development. She feels that this plan would ruin the complexion of West deer. Also Monier road couldn't handle the extra traffic.
14. Elaine Lapone is a fan of growth but this is not the right area. She feels that golf is still alive and that this course is a hidden gem. She also feels that this development will adversely affect the property values of the homes at the Links.
15. Jack Brissett rides his bike on Monier Rd. and feels that it is a dangerous road. He feels that the density of this plan would be an issue here. He is also concerned with the noise and disturbance created by the building of 350 new homes. He also feels that the Well Pads will have a negative impact on West Deer.
16. Robert Bechtold is not negative as regards development, but feels R3 would not be in the best interest here.

First motion by Mr. Butala and second motion by Mr. Butala to **RECOMMEND DENIAL / NO REZONING**, voting was unanimous.

## **WORKSHOP ON GAS DRILLING:**

Tim Rescinati submitted 3 documents concerning the proposed Gas Wells to be submitted into the meeting and the minutes. (See 3 attachments)

Mark Schmidt gave everyone 3 minutes to talk about the wells. He stated that the Gas Wells have been continued till Dec. 31, 2020 and the companies will be back to talk in October and November. He is looking into asking the solicitor to ask Olympus to withdraw the applications.

Comments included:

1. Tim Resciniti of 1006 York Way stated the following concerns:
  - a. See Compliance analysis attachment . The wells are also little compressor stations and he doesn't believe compressor stations are compliant per code. Stations store diesel fuel.
  - b. The wells will transport gas through a mile of pipeline; that needs to be looked into. Natural gas compressors are prohibited in R2 and must be 1200' from road.
  - c. The definition of a deep well needs to be looked at.
  - d. The setbacks exhibits need to be looked into; they are only looking at the drilling pad and not the entire site.
  - e. Olympus incorrectly claims compliance with the West deer ordinance.
2. Jo Resciniti of 1006 York Way read the concerns letter from CROWD (Concerned Residents of West Deer). They ask that the decisions be tabled. (See attachment.)
3. Laura Henderson of 2014 Locust St. is concerned the chemicals used, the lights causing light pollution, and noise in the area. Noise is her greatest concern.
4. Gary Torrick of Palmer Way voiced the following concerns:
  - a. Where is the emergency plan ? How many residents are listed from ½ mile to 1 mile. Where is this list?
  - b. Given the potential for risk, what is the procedure for notification. When is the township notified ? How are the residents notified ? How is the school notified ? Who does Olympus call besides 911 ?
  - c. Who evaluates the situation ? Who helps the disabled?
  - d. What are the plans regarding loss of income, medical care, or Bairdford Park ? Have plans been made to evacuate Bairdford Park during sporting events
  - e. Will signage be posted for evacuation routes for a gas well emergency ?
  - f. Will mass evacuations be practiced ?
  - g. Have evacuation plans been made for St. Victor's masses, weddings, or funerals?
5. Larry Neidig of 3409 Cedar Glen Drive voiced the following concerns: (He is a member of the Deer Lakes School Board)
  - a. Olympus has had the location approved by DEP on Saxonburg Blvd.. 100's to 1000's of water trucks will be traversing Saxonburg Blvd. and East Union Road.
  - b. There have been evacuations up to 2 miles from the gas wells. It has happened.
  - c. Olympus needs to contact the School board and provide a detailed plan on how they will contact the school district and evacuate the schools.

6. Marcia Brissett lives on Middle Road next to the proposed entrance to the gas wells.
  - a. Marcia is concerned about the traffic on Middle Road extension. This is not a good road.
  - b. This well will require equipment delivery and the need to schedule trucks for delivery that will impact traffic.
  - c. Marcia is also concerned about the compressor station.
  
7. Jack Burke comments:
  - a. Jack says that this is a very undermined area. How will fracking affect this area ? He has done some research and feels that this is an issue.
  - b. If there was mine subsidence, are property owners in the immediate area or extended area in in West Deer be covered ?
  - c. Can we get mine subsidence insurance now, or will these applications for the gas wells effect our ability to get mine subsidence insurance ?
  - d. Jack echoed Marcy’s concern about Middle Road.
  - e. Property values within ½ mile of the site will go down 20%.
  
8. Vicky Callendar says that now she lives on Trump Rd.; there’s a lot of noise now. Feels that we are “simple” people and she feels that once the gas wells get into West Deer, they will not leave.

Mark Schmidt said that the comments that are being made will be taken into consideration if they aren’t already on the list of questions for Olympus. Make somebody a point person and they can take information and that person can keep everyone up to date.

9. Julie Hausman lives on Lick Road.
  - a. Julie wants to thank everybody for their global and all-encompassing concerns regarding the wells.
  - b. She is concerned mainly about her well water.
  - c. The water supply is important.
  - d. Would Olympus consider connecting those nearby who have wells to the public water system?

Mark Schmidt will be asking the solicitor to ask Olympus to withdraw the applications and come back when they are ready.

### **MUNICIPAL ORDINANCE UPDATES/ CODE REVISIONS/ ZONING REVIEW**

Bill Payne presented updates suggested for the West deer Ordinance to include noise ordinances, places of assembly, social halls, kennels, and public work functions. (See attachment - 31 Pages.) Updates were made, but this was also continued to the August Planning Meeting.