

**WEST DEER TOWNSHIP PLANNING COMMISSION MINUTES
NOVEMBER 19, 2020 (Conducted by Zoom)**

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

Absent Members: Alan Banks

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

Outline and Order of Meeting

1. Zoning Ordinance Revisions/ Municipal Ordinances Updates
2. Workshop Meeting: Public Comments

Gas and Oil Production Zoning Ordinances Revisions/ Municipal ordinances Updates

19 Page Set for each address were emailed prior to meeting.

Presented by Mr. Payne

Mr. Payne presented his suggestions for updates to Section 23.4.19 Gas and Oil Production. Suggestions/ corrections were made as follows:

Mr. Stark said that the ordinance needed to define “occupiable space.” Is this human occupants only or does it include livestock, therefore barns, stables, or kennels. Mr. Schmidt noted that animals could be disturbed by oil and gas production noise. Mr. Stark felt that even structures that are being occupied for short periods of time should be included in “occupiable.”

The distance in regards to a deep well site and existing buildings was discussed. Mr Shoup noted that the attorney will review this as well. After much discussion it was agreed that 1000’ from an occupiable structure and 500’ from any existing structure would stand. A waiver could be obtained if an occupiable structure is no closer than 750’ but not 1000’ and similarly a waiver could be obtained for an existing non occupiable structure that is less than 500’ away.

Zoning districts were discussed as pertains to gas and oil production. After discussion it was determined that the Planning Commission felt that deep wells should be excluded from R2 zoning districts.

Water Quality were discussed and it was brought up in previous meetings testing appears to have privacy issues as stated by Olympus. Mr. Stark would like to add VOC’s, methane, SVOC’s, suspended solids, water production, radionuclides, PH, and halogens to testing criteria.

As regards the Sound Study, Mr. Butala will need to get back to the Planning Commission on this. Mr. Shoup needs to check the numbers regarding this.

Concerning Dust Control, Mr. Schmidt wants to see heavy hammers in this area. Recommended changing mud-free to gravel, sweeping needs to be a minimum of once a day.

Mr. Stark questioned how close all the warning signs on the property should be. All sides or every gate? Wanted to add that all trees need to be maintained.

Mr. Schmidt discussed lighting plans and wanted to a reference development standards for the site lighting plan. Mr. Shoup said that the Oil and Gas production will have different site lighting requirements than regular site plans and that will need to be further researched.

Mr. Butala wants to get back to the Commission regarding noise. “Peak of noise” may be an over reach.

Jo Rescinati has some evidence regarding Supreme Court recommendation. Ms. Garlena said that noise for 7 days is excessive. Mr. Shoup said that “arterial streets” needs to be defined. “Incident” as regards oil and gas production needs to be defined.

Workshop Meeting: Public Comments:

Tim Resciniti of 102 York Way expressed thanks for all the work on the Gas Wells.

The December meeting is changed to December 17, 2020 because of the Christmas Holiday. It will be conducted via Zoom. The meeting link will be posted on the web site.