

**WEST DEER TOWNSHIP PLANNING COMMISSION MINUTES**  
**April 27, 2023**

The Meeting was called to order with the following members in attendance:  
Mark Schmidt, Alan Banks, Rich Hollibaugh, and Jake Oresick.

Absent Members: Patrick Stark, Kathy Rojik, Robert Bechtold.

Other Attendees:

Dorothy Moyta, West Deer Township Zoning & Planning Dept.  
Scott Shoup, Shoup Engineering  
Gavin Robb, Solicitor  
Robyn Brady, Hampton Technical Associates, (Moretti Realty Plan – Storage  
Facility: Land Development)  
Don Murphy, Moving Forward Realty, Owner, (Dog Kennel: Land  
Development)  
Ryan Dailey, Project Manager, CEC  
Jeremy Burton, Hyperion, VP Construction  
Brian Dillemath, Olympus, Regulatory Advisory  
Blaine Lucas, Olympus Energy

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**Outline and Order of Meeting**

1. Approval of February/ March Minutes
2. Moretti Realty Plan – Storage Facility: Land Development
3. Moving Forward Realty - Dog Kennel: Conditional Use
4. Deer Creek Interconnect and Pipeline: Conditional Use
5. Deer Creek Interconnect and Pipeline: Land Development
6. Zoning Ordinance & Zoning Map Revisions/ Updates
7. Comments/Questions from the Public
8. Comments/Discussion by the Planning Commission Members/Staff/ Adjournment
9. Adjournment

**Approval of Meeting Minutes**

The March Meeting Minutes will be revised to reflect Alan Bank's absence at the March meeting.

### **Moretti Realty Plan – Storage Facility: Land Development**

Ms. Brady went over the new updated plan. She went over Hampton Technical replies to Scott Shoup's letter. Mr. Shoup said that Ms. Brady addresses security and lighting concerns in the reply letter. Ms. Brady added that all conditions in Mr. Shoup's letter have been addressed to include the gates, nothing outside the fence, no hazardous substances, and combining the 2 parcels. The conditions are noted on Sheet CS 101. Comments were as follows:

1. Mr. Banks asked if screening would apply here. *Mr. Shoup said no.*

First motion by Mr. Banks and second motion by Mr. Hollibaugh to **RECOMMEND APPROVAL**, voting was unanimous of the Moretti Realty Plan – Storage Facility: Land Development with the following conditions:

1. Satisfactorily address all items in Mr. Shoup's comments letter dated 4.26.2023.
2. Include a native shade tree on the site plan.

### **Moving Forward Realty – Dog Kennel: Conditional Use**

Mr. Murphy presented the project. He said that this plan had been approved in Planning Commission for the owner in 2015. Mr. Shoup went over his April 26 comments letter which indicated that Mr. Murphy needs to show how the kennel will comply with the requirements for Conditional Use and also show what they intend to build on the site. The Supervisors also need to know the size of the building. Mr. Murphy said that he is looking for an approval for Conditional Use before putting time and money into the building. Mr. Murphy has been the Owner of Unleashed Doggie Daycare for the last 7 years. Comments were as follows:

1. Mr. Schmidt said that stormwater management and erosion control plans will need to be shown. Mr. Schmidt asked what hours the facility will operate. *Mr. Murphy said that the hours of operation will be 7:00 AM to 7 P.M. Also, there are no houses nearby. The site will have limited lighting as it will operate mostly in daylight hours. There is a basic security system.*
2. Mr. Shoup said that the previous owner, Mr. Turner, was going to extend the sanitary sewer. (Mr. Turner didn't need to obtain Conditional Use as it was permitted at that time.)
3. Mr. Robb said that a Letter of Extension would need to be facilitated as this cannot be voted on by the Supervisors until June.

First motion by Mr. Hollibaugh and second motion by Mr. Oresick to **RECOMMEND APPROVAL**, voting was unanimous of the Moving Forward Realty - Dog Kennel: Conditional Use with the following conditions:

3. Satisfactorily address all items in Mr. Shoup's comments letter dated 4.26.2023.
4. Indicate building size in sketch.
5. Indicate number of parking spaces required.
6. Indicate developed vs. undeveloped areas on the site plan.

7. Provide a written response to each item required for Conditional Use.

### **Deer Creek Interconnect and Pipeline: Conditional Use & Land Development**

Mr. Lucas introduced the project. He said that Hyperion is a subsidiary of Olympus Energy. This Interconnect and pipeline will facilitate the flow of gas from the Leto Well to the Eastern Interconnect Pipeline. The Interconnect is a Conditional use in an SU Special Use zoning district. The site is a parcel owned by Allison Park Contractors.

Mr. Dailey presented various images to illustrate the site and overall plan for the Leto Interconnect and Pipeline. He said that the Eastern Interconnect Pipeline is comprised of 30" and 20" lines. Leto's 12" diameter pipeline will connect to these other 2 pipelines. Mr. Dailey said that Interconnect site is 11.4 acres with the total disturbance being 1.5 Acres. Hyperion has a surface agreement with Allison Park Contractors. The interconnect will meet all setbacks. The nearest building is 460' away. The Steeplechase Development is 1000' away. Further housing is 1100' away. All distances are from the Interconnect pad. The Haul Map uses route 910; most of the truck traffic to the site will occur during construction. Mr. Dailey showed a close-up view of the site pad; dimensions are 150' x 100'. There will be a 6' high chain link security fence with 3 strands of barbed wire at the top surrounding the site. Lighting will be limited to only when it is required at night. Mr. Dailey showed photos of where the Leto pipeline will connect to the Eastern Interconnect Pipeline. Examples of existing sites similar to the proposed Leto Interconnect were also shown.

Interconnect site construction is planned to start in Spring 2024 and continue through July 2024. Gas is planned to start flowing through the Pipeline in the Spring of 2025. All erosion controls have conformed to requirements in Chapter 105 of the DEP.

Mr. Burton talked through the various components of the Interconnect facility to include: the infrastructure (1 mile in each direction,) the filtration system (removes particulates), fluid storage, regulators, measurer (regulates pressure,) and the tap into the Eastern Interconnect Pipeline. Safety features are remotely monitored. All lighting is directed downward; lighting standards are about 20' high. Lighting is only used when needed. There will be 10-15 trucks a day during construction and only 1 truck a day during operations. The pipeline will be following Oak Rd. and Middle Rd. extension. There will be 20-22 pipe trucks and 10-15 worker vehicles a day during pipeline construction. Mr. Burton showed a photo of an Interconnect pad. The buildings are about 10-12' high and the tanks are 15-20' high. All parts comply with federal regulations.

Mr. Dailey showed the Haul Route. He also talked about the pressure in the lines. The typical maximum pressure is 1200 lbs but it can vary from 800 to 1000 lbs. He also showed where the pipeline goes through the properties; the pipeline is not near to any homes. The pipeline is buried about 4' deep; it's a 12" pipe.

Mr. Shoup went over his comments letter. Additional comments were as follows:

1. Mr. Banks asked about the limits of disturbance due to the pipeline. *Mr. Burton explained that they clear about a 75' wide swath of trees and vegetation to install the*

*pipeline but it is revegetated and reduced to 50' wide after the pipe is installed and thereafter.*

2. Mr. Banks asked about how many landowners were involved in this Interconnect and pipeline. *Mr. Burton said that 3-4 properties (10 parcels) were involved. One property was the Ippolito's.*
3. Mr. Schmidt said that Hyperion would need to provide Owner Agreements to West Deer Township.
4. Mr. Hollibaugh asked how the 50' wide swath for the pipeline might affect future construction in the Township. Mr. Burton said that the scenario outlined is typical for pipelines in the area. *Mr. Lucas said that most Municipalities don't have Zoning ordinances that cover pipelines. Gavin said that's correct; the West Deer Ordinance only covers the Interconnect – not the pipeline.*
5. Mr. Schmidt asked what kind of noise is generated at the pipeline. *Mr. Daily said that you can't hear anything from about 100' away. The only noise generated would be when they clean the pipeline which is called pigging. They do pigging once a year; it takes about half an hour.*
6. Mr. Hollibaugh asked if there was any odor. *Mr. Dailey said no.*
7. Mr. Hollibaugh asked if they foresee any issues with landslides. *Mr. Dailey said that they are getting geological plans to look for any areas that are prone to slides. Mr. Shoup said that this is all regulated by the DEP. CEC is looking at that issue and is working with Hyperion.*
8. Mr. Shoup asked what is the pipe material. *Mr. Dailey said that it's steel.*
9. Mr. Hollibaugh asked about the safeguards for the pipeline. *Mr. Burton said that they have remote shut-offs that monitor what goes in and what goes out of the pipeline. If they notice any irregularities, they can shut down the line remotely. All the welds are inspected by a certified welding inspector.*

Mr. Schmidt wanted to visit the proposed interconnect and pipeline site. A visit will be facilitated for all those interested before the May meeting.

First motion by Mr. Banks and second motion by Mr. Hollibaugh to **CONTINUE TILL MAY**, voting was unanimous, of the Deer Creek Interconnect and Pipeline: Conditional Use & Land Development.

### **Zoning Ordinance/ Zoning Map Revisions/ Updates**

AirBNB's were briefly discussed. Additional discussion on that topic will take place in the future. Also, a larger version of the Zoning Map would be helpful in making decisions.

The Zoning Ordinance/ Zoning Map Revisions/ Updates will be **Continued** to the May Planning Commission meeting.

### **Comments/ Questions from the Public**

1. Tim Resciniti of 1006 York Way asked about the authorized use for this Interconnect and Pipeline. If Leto was not built, would this be built. *No.*

2. Mary K. Calivoda of 702 Crystal Ct. asked how close the interconnect and pipeline was to the HOA's. She asked to see how close the HOA's sit in respect to the Interconnect and Pipeline. *Mr. Dailey said he could not do that tonight.* Ms. Calivoda is concerned about how closely the interconnect and pipeline is to Fawn Haven and Steeplechase. Ms. Calivoda is also concerned about aquatic life where the pipeline crosses under streams. She also asked about any fumes associated with the operation. *Mr. Dailey said that there are no fumes.* Ms. Calivoda asked about whether there was a possibility of expansion of the current pipeline being proposed. *Mr. Dailey said no.*
3. Jo Resciniti of 1006 York Way asked where the requirements for an interconnect and pipeline are located in the Zoning Ordinance. *Mr. Robb said that there is nothing specific in the Zoning Ordinance about interconnects and pipelines.*
4. Ron Zielinski 188 Bryson Rd. asked why there were so many bends in the Pipeline. Mr. Zielinski also asked about erosion safeguards for the pipelines under waterways ? *Mr. Burton said that they use coffer dams when they are installing and the depth is below the frostline.*
5. Victoria Austin of 19 Hemlock St. is concerned about the weight of the trucks carrying the pipes for the pipeline. She asked about the weight. *Mr. Dailey thought that it was about 30,000 lbs. for the weight of the pipes and truck combined.* Ms. Austin also asked about whether the buildings on the interconnect pad would need to be permitted. Also, would any release of methane gas have a negative effect on health. *Mr. Dailey said that the methane gas is monitored.*
6. Robert Hutchinson of Bairdford Rd. inquired about the logging on Oak Rd.

### **Adjournment**

First motion by Mr. Banks and second motion by Mr. Oresick to **ADJOURN THE MEETING.** Voting to adjourn was unanimous.

The May Planning Commission meeting will be on May 25, 2023. The meeting time and agenda will be posted on the web site.