

WEST DEER TOWNSHIP PLANNING COMMISSION MINUTES
July 27, 2023

The Meeting was called to order with the following members in attendance:

Alan Banks, Patrick Stark, Robert Bechtold, Rich Hollibaugh, Jake Oresick, and Mark Schmidt.

Absent Members: Kathy Rojik. (Kathy resigned her position as of June 2023.)

Other Attendees:

Dorothy Moyta, West Deer Township Zoning & Planning Dept.

Joseph Shook, Assistant Township Manager, Zoning Officer

Scott Shoup, Shoup Engineering

Gavin Robb, Solicitor

Phil Karanovich, Red Swing, Project Manager

Rody Richey, Owner, Graystone Estates

Ryan Dailey, Project Manager, CEC

Jeremy Burton, Hyperion, VP Engineering Construction, Olympus

Brian Dillemath, Olympus, Regulatory Advisory, Olympus

Blaine Lucas, Olympus Energy

Outline and Order of Meeting

1. Approval of June Minutes
2. Bon Tool Co.: Lot Line Revision
3. Graystone Estates Revision #1: Subdivision
4. Leto Compressor Station: Conditional Use
5. Leto Compressor Station: Land Development
6. West Deer Planning Commission Bylaws Review
7. Comments/Questions from the Public
8. Comments/Discussion by the Planning Commission Members/Staff/ Adjournment

Approval of Meeting Minutes

The June Meeting Minutes were approved with the exception of correcting the numbering on Page 3, and the motion to adjourn on page 3.

New Secretary for Planning Commission

Kathy Rojik tendered her resignation for the Planning Commission this past week; her position was secretary and as such a new secretary must be appointed.

First motion by Mr. Hollibaugh and second motion by Mr. Banks to **ACCEPT THE RESIGNATION** of Kathy Rojik, voting was unanimous. Motion carried.

First motion by Mr. Hollibaugh and second motion by Mr. Schmidt to **NOMINATE Bob Bechtold** for the position of Secretary; voting was unanimous. Mr. Bechtold is the new Secretary of the Planning Commission.

Mr. Hollibaugh asked if the Township has advertised for the 2 new Planning Commission positions that have become open. Mr. Shook responded yes.

Bon Tool Co.: Lot Line Revision

Mr. Karanovich presented the lot line revision on the Bon Tool site and showed the 2 warehouse expansions.

Mr. Shook stated that the variance for the setbacks for the Bon Tool Expansion was approved on July 20, 2023.

Mr. Shoup said all items were addressed on his letter dated July 20, 2023. Mr. Shoup said that it looked like there had been some sort of consolidation in 1995. He said that there may be some issues at the if the lot lines are not currently correct. Ms. Moyta said that the lot line and application had been sent to the County.

There was no public comment.

First motion by Mr. Bechtold and second motion by Mr. Oresick to **RECOMMEND APPROVAL**, voting was unanimous of the Bon Tool Co.: Lot Line Revision with the following conditions:

1. Satisfy all comments in the Scott Shoup Engineering letter dated 7.20.2023.

Greystone Estates Revision #1: Subdivision

Mr. Richey presented the Subdivision. One property is being divided into 2 properties.

Mr. Shoup said that there are no issues, but a sewage module needs to be submitted.

Some Comments, Questions, and Answers were as follows:

1. Mr. Bechtold asked if there was public sewage. *Mr. Richey said yes; a sewage line goes through the subdivision.*
2. Mr. Hollibaugh asked if there was any setback for sewage lines. *Mr. Shoup said no.*

There was no public comment

First motion by Mr. Hollibaugh and second motion by Mr. Bechtold to **RECOMMEND APPROVAL**, voting was unanimous (Mr. Schmidt abstained from voting) of the Graystone Estates Revision #1: Subdivision with the following conditions:

1. Satisfy all comments in the Scott Shoup Engineering letter dated 7.17.2023.

Leto Compressor Station - Conditional Use and Land Development

Mr. Bechtold reminded everyone that he must abstain from comment or voting due to a conflict of interest involving employment.

Mr. Dillemoth said that the compressor was next to the Leto Well. He also noted that Hyperion midstream is wholly owned by Olympus.

Mr. Dailey said they will go over sound issues at the August meeting. Mr. Burton, along with several additional representatives who will be present and will go over the sound study and equipment information.

Mr. Dailey presented a site overview of the Leto Compressor Station. The Leto Compressor Station is on the same site as the Leto Well Pad. The site is zoned Industrial, it's 48 acres, and owned by Tricia Gizienski.

The access is from Oak Rd.; the location is north of the Leto Well Pad. The site was previously used as a mining operation.

Mr. Dailey said that the required distance from the Leto Compressor Station to buildings is 1200'. He went over some distances to the Leto Compressor Station from nearby buildings to include the following: 1204' to the Dollar General, 1205' to other buildings, 2000-2600' to buildings to the west, and 1300' to buildings along Bairdford Rd. The road to the Compressor pad is 180-22' long and 24' wide.

Mr. Dailey said that there is stormwater management to the north of the Leto Compressor Station. The disturbance area totals 3.7 acres. There is a chain link fence with a locked gate. The haul route is the same as the Leto Well Pad: Route 910 to Oak Rd.

Mr. Burton explained that the Leto Compressor Station is needed because as the gas reservoir pressure goes down, they need to boost pressure to extend the life of the well. NPDES permits have been submitted. Permits are going to the ACHD (County) for air monitoring.

Mr. Burton said that the Site Civil work for the Leto Compressor Station will coincide with the Leto Well pd. Building site and mechanical will take place in the first quarter of 2025 and the Compressor in 2028. The Leto Compressor Station will service The Leto Well pad and the Tyche well pad. The Leto Compressor Station will include filtration, dehydration, tanks, controls, a gas back-up generator, and 2 compressor units. Traffic will include 20-30 vehicles a day and also 10 large trucks a day for 4-6 months during construction. They can remotely monitor the system and send an operator as needed.

Lighting will be on 25' poles that will turn on when someone enters the site. There will be additional lighting at the door/ entrances and inside the buildings. The best technology available has been used to eliminate sound from the Leto Compressor Station The building is prebuilt with 4" of insulation. There are silencers on all the openings.

Mr. Shoup went over his letter dated today. Olympus received the letter today and will provide responses to be presented at the August Planning commission meeting.

Comments/ Questions from the Public

1. Victoria Austin of 19 Hemlock St. wants to know why this requires a 1200' setback. Also, what are the dimensions of the 2 buildings and do they have to get permits? Also, how many water trucks per week make a trip from the well? In reference to ACHD, what type of emissions are being evaluated?
2. Mary K. Kalivoda of 702 Crystal Ct. asked how many trucks per day in 2025 ? Also, how are the Compressor Stations being received in other locations? Additionally, it was stated at a past meeting that a Compressor Station would not be needed.
3. Yvonne Hutchinson of Bairdford Rd. wanted to know what are the emissions. Also, why is the Compressor Station coming in now ?
4. Jo Resciniti of 1006 York Way wants to know what is counted (types of structures) for the 1200' setback; IE how were decisions made about what type of building counts and what doesn't ?

In reference to locating existing buildings near the proposed Leto Compressor Station, Mr. Dailey said that they looked at the radius around the site with aerial footage to locate buildings. They also conducted additional field surveys.

In reference to the building size, the control Block is 12' x 40' x 15' High. The Compressor building is 60' x 197' x 35' high

In reference to emissions, those are known by ACHD. (Allegheny County Health Department.)

Some Comments, Questions, and Answers from the Planning Commission members were as follows: (*Hyperion/ Olympus answers and remarks in italics.*)

1. Mr. Stark asked if Olympus looked at all buildings. Mr. Dailey said yes.
2. Mr. Stark asked how many water trucks per week. Mr. Dailey said 1 per week..
3. Mr. Robb asked to clarify the number of trucks during construction. Mr. Dailey said that during construction there would be 20-30 per day plus trucks from the Leto Compressor Station and plus the trucks from the Leto well pad site civil and building construction will overlap.
4. Mr. Schmidt wanted to know what is the primary source of noise and what is the sound level with the Leto Compressor Station Mr. Dailey said that Taige from Olympus would answer all noise related questions at the August Meeting.
5. Mr. Schmidt recommended that West Deer Township hire a 3rd party to do a sound study.
6. Mr. Hollibaugh asked what kind of energy is used to run Leto Compressor Station. Mr. Dailey said that it's gas fired.
7. Mr. Hollibaugh asked what would trigger response issues. Mr. Burton said pressure increase or decrease, camera that detects fire, alarm, if a pump goes down, or monitors that detect gas.
8. Mr. Hollibaugh asked if adding the Leto Compressor Station adds hazard. Mr. Burton said yes, but they have not had a history of safety issues. Mr. burton said that he hasn't had any personal experience with this.
9. Mr. Hollibaugh asked what the emissions were. Mr. Burton said that they submit all required permits to the County and they will share this information with the Township.

10. Mr. Hollibaugh asked if the edge of the pad is used for measuring the distance to the buildings. Mr. Dailey showed the radius that is used.
11. Mr. Hollibaugh asked if the Planning Commission could visit an existing Compressor Station. Mr. Buton said that they would have to coordinate with another Company as this is Olympus' first Compressor Station.
12. Mr. Banks asked as this Leto Compressor Station will also be used for Tyche, how will they connect to Tyche. Mr. Banks said that there are wetlands around Dawson Creek; how will Olympus deal with that ? Also, Olympus is pushing into the woods; how much deforestation will take place ? Mr. Dailey said that they can supply landscape plans with Tyche and they can replant trees.
13. Mr. Banks asked if there would be additional screening supplied and Mr. Dailey said yes.
14. Mr. Schmidt asked if the local power company could run Leto Compressor Station. Mr. Burton said that they don't have enough power. The gas fired generator is a closed system.
15. Mr. Hollibaugh asked if there is an easement from the Leto Compressor Station to the Leto Well Pad. Also, will this limit future building? Mr. Dailey said no.
16. Mr. Schmidt said that the Leto Compressor Station devalues the surrounding properties.
17. Mr. Schmidt said that the addition of the Leto Compressor Station adds traffic. Will there be traffic control at Bairdford and Oak Rd. and will there be a traffic study? Mr. Burton said yes.

First motion by Mr. Banks and second motion by Mr. Schmidt to **CONTINUE** until the August 24, 2023 meeting, voting was unanimous with the exception of Mr. Bechtold abstaining, of the **Leto Compressor Station: Conditional Use & Land Development.**

Note: Mr. Bechtold is an employee of PA Soil and Rock; PA Soil and Rock are site Geotech's for Olympus.

West Deer Township Planning Commission Bylaws

Discussion ensued regarding the West Deer Township Planning Commission Bylaws. Some Comments, Questions, and Answers were as follows:

1. Mr. Stark said that we need to update the meeting dates and times. Mr. Robb said that doesn't need to be in the bylaws.
2. Mr. Stark said that under "Order of Business," we should strike "Reading of Minutes" and "Refer to Officers. Also, we should add "Old Business."
3. The Bylaws can be marked up for updates and or corrections and copies of such given/ emailed to Ms. Moyta.

Old Business/ Discussion

Comments, Questions, and Answers were as follows:

1. Mr. Schmidt asked about the status of the new proposed Zoning Ordinance. Mr. Shook said that Board of Supervisors wanted another month to review before sending the new proposed new Zoning Ordinance to Allegheny County in September. Public hearings will then be scheduled

2. Mr. Robb said that once the new proposed Zoning Ordinance is advertised, all applications filed must meet the requirements of new proposed Zoning Ordinance.
3. Mr. Hollibaugh asked how the new Proposed Zoning Ordinance will be advertised. Mr. Shook said that it will be in the newspaper, newsletter, and on the West Deer Website.
4. Mr. Banks said that EPD should be able to supply a high resolution Zoning map for the website; the current one is illegible.
5. Mr. Stark talked about receiving applications and information in a timely manner to be reviewed prior to the planning Commission meeting. A week ahead of time seems reasonable.
6. Late information can result in tabling the project till the next meeting.

Adjournment

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

The August Planning Commission meeting will be on August 24, 2023. The meeting time and agenda will be posted on the web site.