

WEST DEER TOWNSHIP PLANNING COMMISSION MINUTES
May 25, 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,.

Other Attendees:

Dorothy Moyta, West Deer Township Zoning & Planning Dept.

Joseph Shook, Assistant Township Manager, Zoning Officer

Scott Shoup, Shoup Engineering

Gavin Robb, Solicitor

Ryan Dailey, Project Manager, CEC

Jeremy Burton, Hyperion, VP Construction

Brian Dillemath, Olympus, Regulatory Advisory

Blaine Lucas, Olympus Energy

Outline and Order of Meeting

1. Approval of April Minutes
2. Deer Creek Interconnect and Pipeline: Conditional Use
3. Deer Creek Interconnect and Pipeline: Land Development
4. Zoning Ordinance & Zoning Map Revisions/ Updates
5. Comments/Questions from the Public
6. Comments/Discussion by the Planning Commission Members/Staff/ Adjournment
7. Adjournment

Approval of Meeting Minutes

The April Meeting Minutes were approved with the exception of correcting “copper” dams to “coffer” dams on page 5.

Deer Creek Interconnect and Pipeline – Conditional Use and Land Development

Mr. Shoup read his comments letter dated May 25, 2023.

Mr. Dailey went over Hyperion’s replies to Mr. Shoup’s letter along with some illustrations. He showed a map of the Pipeline route to include the 75’ wide disturbance swath and the 50’ wide permanent cleared swath left. There are 6 property owners within the Pipeline route and Hyperion has agreements with the owners.

Mr. Dailey went over some distances to the various residences along the Pipeline route. Off Oak Rd, the pipeline is 300-500' from residences. Along Middle Rd., the pipeline is 400-500' from residences.

Mr. Dailey showed photos looking to the Interconnect site and showing screening. He said that significant buffer area exists and no additional landscaping is being proposed.

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

1. Mr. Hollibaugh asked whether would be any special firefighting equipment or training was needed. *Mr. Dailey said that Olympus will invite all local responders to the site for education purposes.* Mr. Hollibaugh asked if Josh Wiegand was being copied on Planning Commission correspondence/ notes. Ms. Moyta said that he was.
2. Mr. Schmidt said that the existing trees may or may not meet the requirements of street trees in the ordinance. *Mr. Dailey said that seemed counterintuitive to cut existing trees and replace them with new trees.* Mr. Banks said that there may be spots in the locations where homes for trees can be found.
3. *Mr. Lucas asked if these trees would make any difference.* Mr. Banks said yes since they are removing other trees for the pipeline. Mr. Schmidt said that there's always room for improvement. *Mr. Lucas said that cost wasn't the issue.*
4. *Mr. Dailey pointed out that they can't plant trees within the fenced in area or on the pipeline.* *Mr. Lucas asked what kind of trees.* Mr. Schmidt said that the trees could be chosen from the approved tree list
5. Mr. Schmidt asked about whether stream buffers and riparian buffers would apply to the Interconnect/ pipeline area or the entire parcel. Mr. Robb will need to look into this.
6. Mr. Lucas felt that Hyperion cannot restrict owners of a parcel for which a part is being used for the interconnect or pipeline for using other parts of their property as they wish. Mr. Schmidt asked if an easement would apply here.
7. Mr. Hollibaugh asked if roads could be built over the pipeline. *Mr. Lucas said yes.*
8. Mr. Stark asked how big the existing Eastern Gas Pipeline is. *Mr. Dailey said that it's 20-30" and the pressure is 100 PSI to 1440 PSI.*

Mr. Burton went over the incident in December of 2022 where a piece of pipeline slid into a resident's basement. He explained causes with the extreme weather. All pipeline work was stopped when this occurred. Olympus has learned from this incident and changed and upgraded their process.

Mr. Dillemoth went over the impact fees that will be collected from the wells for West deer Township. In 2022 2.6 billion in impact fees were collected in PA. Funds are used for EMS training, police training and libraries among other things. Mr. Hollibaugh asked if these fees can be used for anything in West Seer Township. Mr. Robb said yes.

Mr. Schmidt asked if there was any public comment.

Comments/ Questions from the Public

1. Tim Resciniti of 1006 York Way said that it looked like some of the pipelines went through the flood plains referring to section 2010-20. These are conventional bores and it's allowed.
2. Victoria Austin of 19 Hemlock St. is 650' from the well pad but the pipeline is closer. How long will they be digging the pipeline ? Mr. Burton said 1-3 months. Also Ms. Austin said that she has 38 deficiencies on the DEP website. Mr. Dailey explained that there are various permits and they have a new reviewer. The reviewer is asking for additional clarification but nothing that would require that they change the Interconnect and Pipeline documents.
3. Ryan Koleno of Crestwood Drive said his house is within 500' of the pipeline. They can watch construction from their deck. Will the lights bother them ? Mr. Schmidt said that they can be held to Section 210-54 in the ordinance. Mr. Koleno was concerned about Hyperion hitting something underground during excavation. He felt that they could move this closer to 910. He feels that Hyperion should move the pipeline further from the houses. He sees the impact fee as very small compared to the possible loss of many residents. He said that Olympus has threatened John Ippolito. He feels that the pipeline should be moved further out to where there aren't people. Mr. Koleno says this situation has been financially and emotionally exhausting.

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

Note: Mr. Bechtold is an employee of PA Soil and Rock; PA Soil and Rock are site Geotech's on the pipeline. Also, Mr. Bechtold's wife is an employee of Allison Park Contractors so he is abstaining from comment and voting.

Zoning Ordinance/ Zoning Map Revisions/ Updates

Rezoning Christonia Rd. was briefly discussed. Additional discussion on will take place in the future

The Elmendorf property and an area on Russellton Dorseyville Rd. were briefly discussed. Additional discussion on will take place in the future. The Zoning Ordinance/ Zoning Map Revisions/ Updates will be **Continued** to the May Planning Commission meeting.

Adjournment

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

The June Planning Commission meeting will be on June 22, 2023. The meeting time and agenda will be posted on the web site.