TOWNSHIP OF INDIANA
PLANNING COMMISSION

NOVEMBER 29, 2016

A special meeting of the Indiana Township Planning Commission was called to order at 6:00 p.m. by Chairman Cecil Tranquill with the Pledge of Allegiance. The meeting was recorded on an audio cassette.

The roll was called and Planning Commission members present were Thomas Ceponis *(arrived at 6:35 p.m.)*, David Geahry, Pat Miller, Michael Rouggie, and Cecil Tranquill. Also in attendance were Code Enforcement Officer Jeffrey S. Curti, Solicitor Gavin Robb, Recording Secretary Jacquelyn Rouggie, Township Engineer Daniel B. Slagle, P.E., from Nichols and Slagle Engineering, and Robert Herring, E.I.T./Senior Designer, from Nichols and Slagle Engineering

APPROVED

DEVELOPMENT PROPOSALS

RANGE RESOURCES/MILLER JR 10602 WELL PAD - CONDITIONAL USE

Commission Members were presented with a Site Plan consisting of the construction of a natural gas well pad with 14 individual wells, two Stormwater detention systems and an access road. The site is located north of Cove Run Road, approximately one mile east of the intersection with Route 910. The property is zoned "MDR" Medium Density Residential. Alexis Horochak, a Government Affairs Analyst II and Karl Matz, an Environmental Engineering Manager from Range Resources-Appalachia, LLC, the applicant, were present along with numerous employees from Range Resources.

Mr. Tranquill said this special meeting is being held because Range Resources' proposal was tabled at the November regular Planning Commission meeting. Since the Planning Commission does not meet in December, the Developer asked for a special meeting to be held due to time constraints in the PA MPC. Mr. Tranquill reminded this is not a filibuster meeting about Marcellus Gas Wells, but rather to see if this proposal meets the Township Ordinance. He said letters were submitted to the Planning Commission by Sebring & Associates and Forum in support of the well. Mr. Tranquill said he visited the site with Mr. Curti and he said access to the site is a major issue that needs to be addressed. Mr. Tranquill said they could not make the left turn off Cove Run Road to access the site because it was too tight. Mr. Matz agreed it is narrow and they need to widen the access road.

He said Range Resources wants to minimize its impact on the community, which is why they chose this rural area instead of other sites. He agreed the terrain is tough. He said the well pad will be on about 3 ½ acres and the gravel access road will be about 2,000' long. Mr. Slagle asked if people will be able to see the pipes and tanks from Cove Run Road. He also asked if there will be any compressors on the site; Mr. Matz said no. Josh Doke, a Drilling Manager with Range Resources, said tanks will be used for condensation. He said boxes are used as separators to remove water from the gas.

Mr. Slagle said this Plan was originally received on November 1, 2016. He said Wells are permitted as a Conditional Use in this zoning district. He said the site is located at the top of Cove Run Road. Mr. Tranquill asked how materials will be removed from the site. Mr. Slagle said the process is anticipated to last about 270 days. He anticipates about 35,000 trucks will travel on the roadway during the process from start to finish.

Mr. Slagle said Gateway Engineers submitted a letter addressing the items in his November 23, 2016 review letter. Mr. Slagle reviewed his letter. He said the location of all existing/proposed easements on the plan, including all natural gas-conveyance pipelines, need shown. He asked if they plan to tie into pipelines that are currently in the area; Mr. Matz said no. Mr. Slagle asked that the location of the Rachel Carson Trail be shown on the plans, and that they make an effort to protect/preserve this trail. Mr. Matz said they intend to clean up the trail. Mr. Slagle asked if there are any natural and/or artificial features on the property that may impact the plan. Mr. Matz said there are not any. Mr. Slagle asked if Range Resources plans to purchase the property or lease it. Mr. Matz said lease it.

Mr. Slagle asked that the location of the security fence and guard house be shown on the plan. He expressed concerns about other people trying to gain access to the site. Mr. Matz said they plan to use security cameras and they do have a guard house. Mr. Doke said during construction they will have trailers on the site and they will be occupied 24/7. He said they plan to construct 8 wells, and each well will take 14-18 weeks to build. Mr. Slagle asked what the proposed hours of operation will be. Mr. Curti said for shallow well drilling, they can operate from 7 am to 10 pm, but they usually only work until about 6 pm. Mr. Slagle said the actual operating hours will need to be addressed. Mr. Geahry asked if there will be a sound barrier in place for the adjacent houses; Mr. Matz said there will be.

Mr. Slagle continued with his letter stating that no tabulation needs provided for any proposed utilities on the site; he was told they do not plan to use any. Mr. Slagle said a note needs put on the plan regarding water run-off and any other environmental matters as specified in the Township's SALDO. Mr. Slagle asked that a landscaping plan be provided. He said they indicated all lighting will only be temporary while drilling takes place. Mr. Matz said this is correct and it will all be shielded. Mr. Slagle said all grading activities must comply with the Township's Grading Ordinance. He said if needed, they can submit for a Grading Permit at any time. Mr. Slagle said a Geotechnical Report should be submitted for the site. Mr. Matz said they usually do not need to provide one. Mr. Slagle said they will then need to submit a disclaimer stating Range Resources will assume all responsibilities for site grading. Also, a NPDES Permit approval needs provided. Mr. Slagle said they need to indicate any areas that involve landslide prone soils. Mr. Matz said they have not seen any yet.

APPROVED

Mr. Slagle said they need to include the Township in their Preparedness, Prevention and Contingency Plan (PPC) for emergency contact procedures and also hold annual meetings. Mr. Slagle said he provided with his November 23, 2016 review letter a list of Suggested Conditions that should be considered. Mr. Slagle said no protective covenants are running with the land. A letter needs secured by PennDOT expressing their approval for the trucks to cross the Deer Creek bridge near Emmerling Community Park. He said an Emergency Response Plan (ERP) needs prepared and they will need to coordinate with local departments on an annual basis regarding implementation of this Plan.

Mr. Slagle said the Developer plans to initially drill 8 of the proposed 14 wells. He asked that a detailed schedule be provided. Mr. Matz said if they plan to drill the additional 6 wells, they will come back in for Township approval. Mr. Slagle said they must enter into an acceptable Developer's Agreement and post all appropriate bonds.

Mr. Tranquill asked what the timelines are with the project. Mr. Matz said they would like to begin construction in the Summer of 2017. Attorney Krista Staley from Babst Calland said Range Resources would like to start drilling in the Fall of 2017, after the pads are complete. At that point, different vehicles will be used to remove the gas. Mr. Doke explained the procedure timeline. Another Range Resources representative said they have designed various ways to remove water from the site and trucks from the nearby Tessone trucking will be used. Mr. Slagle asked where they plan to put the proposed Tank Farm. Ms. Horochak said construction needs to be handled first; a lot of trucks will be used during this time period. She said it should take approximately 15 weeks.

Mr. Slagle asked how they plan to turn at the site. Mr. Tranquill said making a left turn is about impossible right now without a lot of grading being done. Mr. Matz said they plan to widen the roadway. Mr. Tranquill expressed concerns about the steepness of Cove Run Road and if other routes have been considered. Mr. Doke said they have had many discussions with the Township about alternative proposed access routes. The two tunnels on Rich Hill Road and LeFever Hill Road limit their access and Rich Hill Road is a very residential area. Mr. Slagle suggested they could use different size trucks, if needed. Mr. Tranquill pointed out that a LOT of money was involved in the re-configuration and construction of the new portion of Cove Run Road. He is also concerned because of Emmerling Community Park and the Pittsburgh Harlequins' fields which attract a lot of children to this area. Mr. Slagle expressed the same concerns; he said over the 270 day period this project is expected to take place, a lot of people use the parks in the area and safety is a big consideration. Mr. Slagle asked why they cannot consider splitting up the truck traffic by size and use both Rich Hill Road and Cove Run Road for access. Mr. Matz said that is not a feasible option. Mr. Matz said 1,300 trips are anticipated by sand trucks alone. He said truck traffic will be monitored when they are driving.

APPROVED

Mr. Slagle said he put together a list of "Suggested Comments" with his review letter and would like them to be considered. Mr. Tranquill pointed out there are 41 items on the Comment list. Ms. Staley said they plan to work with the Township on Mr. Slagle's suggested comment list.

Mr. Robb said a Conditional Use Hearing has been scheduled for this proposal on December 13, 2016 at 6:00 pm due to time constraints. Mr. Robb said at this Hearing, Range Resources will present to the Board of Supervisors what their plan is and determine if they meet Township Ordinance requirements. Mr. Robb said Developers meet with the Planning Commission first to work out any issues before a recommendation is made, and then the plan is submitted to the Board of Supervisors.

Mr. Tranquill said tonight's meeting is being held to see if the proposal meets Township Ordinances; it is not a meeting about pollution, health hazards, etc. of wells at this point. Mr. Tranquill asked if drilling will take place 24/7 after the well is constructed. Mr. Slagle said he feels activities may be 24/7 the entire time - during construction and the drilling afterwards. Mr. Robb said he feels Range Resources is okay with a construction time limit of 7 am to 6 pm. Mr. Curti said this time limit is set for the construction portion only. He said the operation will be a 24/7 drilling facility after it is constructed and in place. Mr. Slagle asked if this was just a regular development, and not a well operation, would they be allowed to do construction 24/7. Mr. Curti said no; wells are a totally different type of operation.

Jack and Mike Boros, owners of Emmerling Ice Cream which is located at the corner of Route 910 and Cove Run Road, asked how the large trucks plan to make a right turn off of Route 910 onto Cove Run Road when traveling west-bound on Route 910. The turn is very sharp and tight. Mr. Matz said they have talked with the Township about possibly putting a 'spur' off of Route 910 and avoid the bend and the businesses in that area. Mr. Boros said the turn would not be an issue if the trucks were coming down Route 910 east-bound. Mr. Doke said if it becomes an issue, the trucks can be forced to only travel Route 910 east-bound, but he said he feels the turn could be made by traveling in either direction. Mike Boros said they also own a rental house behind Emmerling Ice Cream on Cove Run Road. He said traffic is his biggest concern; he said the trucks keep getting bigger and bigger. He said he is also concerned about the large trucks utilizing the bridge over Deer Creek near the park. He said it is currently listed as "structurally deficient". Mr. Matz said they plan to meet with PennDOT to discuss using the bridge; they are going to ask them for the posted weight limit on the bridge.

Ed Banks, of 3697 Saxonburg Boulevard, asked about no compressors being on the site. He asked if they will be tying into the existing 3' line that exists there to move gas from the facility. Mr. Matz said no; they plan to build a new pipe line. The gas will eventually go to the Kissick Site off of Log Cabin Road. Mr. Banks asked if a problem occurs, how can the drilling operations be shut down without someone

APPROVED

being on-site. Mr. Matz said the site will be monitored at all times and can be shut down remotely by using cellular phones, as well as other ways. Mr. Banks asked if there will be any external flares. Mr. Matz said there will not.

Arduth Palermo, of 323 Mill Dam Road, said she feels the turn at Emmerling Ice Cream is dangerous already. She said she is also concerned about the damage the large amount of trucks could cause to Cove Run Road. The trucks traveling past Emmerling Park and the Harlequin fields is also a safety concern for the people using the facilities. She said if they travel up Cove Run Road, and make a left turn into the facility, that to fix the narrowness a lot of dirt would be required to be moved to make it accessible. Also, she was concerned about the possible damage to Cove Run Road with that portion being brand new.

Mr. Curti asked if they plan to use the rights-of-way that exist for the high pressure line. A representative from Range Resources said they will need to acquire new rights-of-way to make the gas removal work properly. Mr. Tranquill asked what happens next. He said the Planning Commission needs to entertain some type of motion. He also asked when all of the various conditions will be considered to be placed on the plan. Mr. Slagle said when they submit for either their Site Plan and/or Grading Plan. Mr. Robb said after the Conditional Use Public Hearing, the Board of Supervisors can attach conditions as part of their approval. He said he feels Range Resources is willing to work with the Township and consider the conditions. Mr. Miller asked if a bond will be required to be posted for the roads used; Mr. Robb said yes. Mr. Ceponis said they can recommend approval for the pad construction as long as they are compliant with the outstanding items in the Engineer's review letter and the Conditions attached to the letter. Mr. Miller suggested adding a sound barrier be installed with a maximum of 60 Db's. Mr. Tranquill said if they do recommend approval, Range Resources should also submit possible alternative routes of access to the site to the Board of Supervisors. Mr. Robb said the Board will take into consideration all of the conditions presented.

Mr. Ceponis made a motion, seconded by Mr. Miller , recommending approval of the Range Resources/Miller JR 10602 Well Pad - Conditional Use conditioned upon the outstanding items listed in the Township Engineer's letter dated November 23, 2016, are satisfactorily addressed, along with the Engineers' attached "Suggested Conditions" being considered. The outstanding items include:

1. ***Provide the location of all existing/proposed easements on the plan, including all natural gas conveyance pipelines.***
2. ***Provide the location and efforts to protect/preserve the Rachel Carson Trail.***
3. ***Provide the location of the security fence and guard house on the plan.***

APPROVED

4. ***Include a note on the plan that the Township takes no responsibility for water runoff, wetlands and/or any other environmental matters, as specified in the Township's SALDO Section 1263.06 (J).***
5. ***Provide location of frac water laydown/storage area.***
6. ***All activities shall comply with the provisions of the Township Grading, Excavation and Fill Ordinance.***
7. ***Provide NPDES Permit approval.***
8. ***Provide a Geotechnical Report or a disclaimer which Range Resources assumes all responsibilities for site grading.***
9. ***Incorporate the Township into the Preparedness, Prevention and Contingency Plan (PPC) for emergency contact procedures.***
10. ***Secure a letter from PennDOT expressing their approval to cross the Deer Creek bridge.***
11. ***Prepare an Emergency Response Plan (ERP) and coordinate with the local departments on an annual basis regarding implementation of the Plan.***
12. ***Review/approve suggested conditions on "Attachment A".***
13. ***Provide/construct State Route 910 spur to Cove Run Road.***
14. ***Provide/utilize alternative hauling routes to reduce the impact to Emmerling Community Park and the Pittsburgh Harlequins facility.***
15. ***Provide Traffic Study regarding turn off State Route 910 and turn into Range Resources access road.***
16. ***The Owner shall enter into a Developer's Agreement and post a bond, escrow, or account approved by the Township Solicitor as to form and content.***

Motion carried unanimously.

ADJOURNMENT

Mr. Rouggie made a motion, seconded by Mr. Geahry, to adjourn the November 29, 2016, Planning Commission Special Meeting. Motion carried unanimously.

The meeting was adjourned at 7:36 p.m.

Jacquelyn A. Rouggie, Recording Secretary

APPROVED