

Slippery Rock Township Planning Commission

Minutes for: 3/14/22

Chairman, Tracy Frampton called the meeting to order at 6:31p.m. In attendance were Members Terry Doerr, Jack Lawson and Mary Purdy along with Mark Lazzari, planner/zoning officer. Member Bob Steele was absent. Five members of the public attended the meeting.

Jack Lawson made a motion to approve the minutes for the February 14, 2022 regular meeting. Terry Doerr seconded and the motion carried unanimously.

Open Comment(s)

None

Review of Plan(s)

- **Todd & Rebecca Campbell Subdivision** – No one was present officially representing this plan (a neighbor who plans to acquire the subdivided parcel was in attendance) - a brief review was conducted. The plan was put on Hold until the Sewage repair is completed on the parent parcel and the non-building waiver approved by the SEO allowing the subdivision to continue. The office will contact the applicant to notify and check on the status of the planning module.
- **Garella Lot Consolidation** – James Shuty was present representing this plan along with owner, William Garella. Mark Lazzari commented on the consolidation plan being very straight forward and showing good planning. Tracy also commented on the plan that includes the well, septic and consolidation of all parcels and making them all compliant. David Neill, engineer's report noted that he had no comments.

Jack Lawson made a motion to approve the Garella Lot Consolidation as submitted and forward to the Supervisors for consideration. Mary Purdy seconded and the motion carried unanimously.

William Garella briefly discussed some floodplain questions and Mark Lazzari made recommendations.

Mark Lazzari commented on the floodplain process, which Mr. Garella is currently going through with this property for an addition to his house. The floodplain process can be very technical, so Mark recommended that he contact Gary Johnson, floodplain consultant, directly before going through the zoning officer. Vonnie Hogg noted that this will streamline and clarify the floodplain process in the office.

Williams Well Activity - Walter Phillips from Dorso LP, Oil & Gas Exploration & Development was present representing the Williams Well and other wells in the area. Walter summarized his background and the background of the existing wells and noted that this type of oil & gas operation falls under the domain of the DEP permits and regulations. Walter noted that his purpose is to notify the TWP and landowners that they will begin production of the Williams Well. Walt was present to answer any questions that the TWP may have such as screening, noise etc. Walter presented the board with two drawings which showed the pad site layout. A lengthy discussion ensued which included Walter's summarization of the initial step for the well as follows:

- To get gas from the well that will flow to the control unit. The fluid that comes from that will be discharged to the containment area. The dry gas will go to the sales meter based on the demand of the electric turbine generators (Gen Sets). The Gen Sets are mounted on trailers with sound abatement. Each day a quantity of gas will be produced.
- Generators which are turbine generators generate electricity to power the data box which is simply a data center.

- This well pad area has plenty of natural screening to help with natural noise mediation and wide-open field, with gates on the access road which should make the site very secure.
- Telemetry is running all the time and they would know when something happens.
- Safety standpoint – it can be shut down immediately via cell phone.
- The pad will not be expanded.

Tracy and Mark offered the following comments: This activity is putting the well into production to serve one customer contained on the site. The well pad was initially approved as a conditional use. This activity can be considered to still be gas production on the pad. Tracy commented that the SRPC now has a better understanding of what is going to be done and what was done in the past on this pad.

Tracy and Mark noted that the conditions of the original conditional use will need to be reviewed and noted any changes may require another application.

Walter indicated the following: that the time frame for operation could be within 2 weeks, as equipment has been ordered and possibly continue approx. 1-3 years. DEP is notified by production reports from the gas & oil companies and DEP has regulatory oversight on this project. Walter will get copies of the permits available and Mark Lazzari can review with the Supervisors.

Mark Lazzari gave Walter the Performance Standards as listed in the TWP Ordinance and request that Walter submit a narrative describing how they will meet these standards plus permits submitted to the office.

New Business

- **Electric Charging Stations** – commercial – Mark Lazzari noted that this will be tabled until the next meeting.

Other Business

- **Cemetery** – at 121 Shawnee Lane - RC-1, private cemetery, is a special exception needed. Mark Lazzari summarized what is being done and looking at commercial or family standards as it is located within the floodplain. We are working with Gary Johnson, flood plain coordinator who is looking to see if there any major issues with this use. This is ongoing.
- **Ordinance** – look at language for the following: Billboards, Paving of parking lots, I-1 Heavy Industry, and I-1 Light Industry – Mark Lazzari noted that this will be tabled until the next meeting.

Correspondence

BCPC Review - Garella Lot Line Revision. Acknowledged and no action needed.

Adjourn

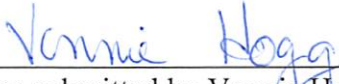
Jack Lawson made a motion to adjourn the meeting at 7:58 p.m. Mary Purdy seconded and the motion carried unanimously.



 Planning Commission Chairman, Tracy Frampton

4/11/2022

 Date Approved



 Minutes submitted by Vonnie Hogg