

Slippery Rock Township Planning Commission

Minutes for: 11/14/2022

Chairman, Tracy Frampton called the meeting to order at 6:32 p.m. In attendance were Commission Members: Terry Doerr and Bob Steele. Members Jack Lawson and Mary Purdy were absent. Two members of the public also attended the meeting.

Bob Steele made a motion to approve the minutes from the October 10, 2022 meeting. Terry Doerr seconded and the motion carried unanimously.

Open Comment(s):

Walter Phillips and Mike Weaver from Big Dog Energy were present. Walter introduced Mike Weaver as the supervisor for the Williams Well pad as well as the Drake Well pad located in Worth TWP.

Walter's key points as follows:

- Conveyed the importance of Mike's presence, or his people, at the well sites conducting maintenance on a daily basis.
- They are still exploring avenues to move gas off the Williams Well pad and there is currently no new construction on the well pad.
- The Drakes Well is almost fully operational because it had the ability for gas to move to National Fuel, hoping the Williams Well could also be fully functional in the future.

Mike's key points as follows:

- His background, credentials and experiences working within this field of work.
- Williams Well still only has the 3 generator trailers along with the 2-Bitcoin trailers.
- Technology used for changes in operation of the pad etc. can be done from his cell phone along with the 24-hour surveillance with the cameras on site.
- Interested in extending a tour to the SRPC to visit the Drakes Well pad along with the Williams Well pad. He would like to explain and show the operation from start to finish which includes the four mechanisms that drive them being gas withdrawal, oil withdrawal, Bitcoin miners and the LPG.
- No electricity on site/no electric drop – he uses a 24-volt ionization system which supplies the computers created by heat therefore, no power is available at the sites.

Walter and Mike also explained the challenges of the wet gas, which is present on the Williams Well.

Review of Plan(s):

Comments on ZHB Special Exception Public Hearing for MDS Storage LLC. Tracy summarized that the MDS Storage LLC submitted a land development plan utilizing 4.39 acres and 24,500 sf of the property along Woodbridge Drive for a mini-storage units. The Zoning Hearing Board previously set conditions on this property that a development could only use 3 acres or 24,000 sf., therefore the new development exceeds the ZHB conditions and SRPC could not continue the review until the ZHB conducts the public hearing and considerations. The owners requested a Special Exception from the ZHB which is scheduled for Nov 17th at 3:00 p.m.

Tracy asked the commission to reference the reports from David Neill and Mark Lazzari on this issue. A discussion ensued. Tracy recommended that the SRPC provide some guidance to the ZHB regarding the new request for a special exception to exceed the area of disturbance and size restrictions as per the ZHB's original decision. The SRPC does not have any objection to the MDS Storage Units exceeding the 3 acres

of disturbance or the 24,000 sf of storage, provided that the land development plan meets all current zoning regulations such as setbacks, screening, lighting, stormwater management etc. A letter indicating this position and including the comments or reports from the engineer and planner will be forwarded to the Zoning Hearing Board for their consideration.

Engineer Report – David Neill

Review and comments on the ZHB Special Exception Public Hearing for MSD Storage LLC. This was addressed earlier under the Plan Review section.

Zoning Officer Report – Mark Lazzari

Mark submitted a report dated 11/7/2022 which includes the following:

1. MDS Storage Units Along Woodbridge Drive two-page report was reviewed earlier in the meeting.
2. Proposed project on the Golf course of 160 Ralston Road – No update.
3. Potential Lot Line Revision and Garage Project. Summary of SRPC main concerns and instructions given for guidance to the property owner by Mark.
4. Allegheny Mineral Project. No Update
5. Cold Patch Asphalt Plan. No update
6. Williams Well Activity including production operations, planning continues for implementing trucking of gas from the site. Supervisor Mike Weaver met with the SR Fire Dept.. They continue to evaluate production options to increase product sales. Walter also reported that monthly Royalties checks from production sales are now being issued to the landowners involved in the Williams Units.

Correspondence:

- BCPC review and comments on the MDS Storage, Site Plan # 22218. They had no comments.
- Memo ZHB Special Exception for MDS Storage LLC scheduled for Nov. 17th at 3PM.
- PennDOT- Response to TWP request for speed study dated 10/11/22 along Route 8 including the intersection of Route 8/Branchton Road. The letter was read and no action to be taken.
- PennDOT changes to Route8/Branchton Intersection. A brief discussion ensued with made note to the rumble strips installed along Branchton Road, paintings completed along State Route 8 as drivers approach the intersection, the stop sign updated on the east of Branchton Road. The Township had Bruce & Merrilee’s, install LEDs to the beacon light at the intersection.

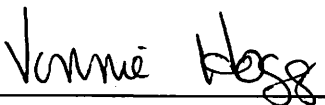
Tracy Frampton made a motion to adjourn the meeting at 7:37 p.m. Bob Steele seconded, and the motion carried unanimously.



Tracy Frampton, Chairman

12/12/2022

Date Approved



Minutes submitted by Vonnie Hogg