

October 25, 2016

FINDLAY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING

MEETING MINUTES

CALL TO ORDER

Mr. Leopold called the meeting to order at 7:00 p.m. in the Conference Room at the Findlay Township Municipal Building, Route 30, Clinton, Pennsylvania.

MEMBERS PRESENT: Ernie Leopold
Dan Moskal
Sean Sawford
Ken Faux
Michelle McLaughlin
Rade Opacic
John Thomas

OTHERS PRESENT: Chris Caruso, Township Manager
Tom Garrett, Township Assistant Manager
Cynde Harris, Planning Secretary

MINUTES:

After review of the September 27, 2016 Regular meeting minutes, Mr. Moskal made a Motion to approve the minutes as presented. Seconded by Ms. McLaughlin. All ayes. Motion carried. Mr. Thomas was not present.

Mr. Opacic commented it was not obvious Mr. Faux was acting in the capacity of representing the applicant. Mr. Leopold and Ms. Harris commented that it was not a formal application review, the accompanying document reviewed by the Planning Commission was written by Mr. Faux on Imperial Construction Services letterhead and there were no other applicants or residents present in the room.

CORRESPONDENCE SENT

None.

CORRESPONDENCE RECEIVED

None.

OLD BUSINESS:

None.

NEW BUSINESS:

Matt Bagley from Gateway Engineers and Robert McHale from MarkWest presented the MarkWest Down Homes Preliminary and Final Land Development application for 3201 Sunnyhill Road. Mr. Caruso read from his October 17, 2016 review letter, noting that the applicant is proposing to build

a compressor station on a 231 acre parcel. The compressor station will be located in Robinson Township, Washington County. However, the access road, staging area and stormwater facility will be within Findlay Township. Mr. Caruso noted outstanding items: the plans need to indicate if public water and sewer will be provided to the site; a narrative for the disposition of sanitary waste and the use of water; an assessment of the impact of the land development on the natural environment; the submission of a utility impact statement and traffic study; proper municipal signature line on the plans; paving detail for the driveway (subject to Township Engineer's review; utilities to be placed underground; existing and proposed utilities to be shown on the plan; a lighting plan with photometrics if lighting is proposed; and any water and sewage plans, with details, need to be submitted to the Findlay Township Municipal Authority.

Mr. Bagley explained that the construction of a natural gas compressor station is proposed for location in Robinson Township, Washington County but the soil stock pile, staging area, stormwater controls and access road are located in the Findlay Township portion of the property. Mr. Bagley noted that there will be no water or sewer for this construction on either the Findlay Township portion nor the Robinson Township portion of the property as the compressor station will be unmanned. Mr. Bagley explained the driveway will be like a normal driveway, utilized by a normal size pick-up truck. The staging area will be used to unload equipment before bringing it to the site in Robinson Township to install. Mr. Bagley noted that the site is on a hillside and the soil stockpile in Findlay will then be seeded and mulched. Mr. McHale added that any lighting on the site will be in Robinson Township and only utilized when someone is at the site. Mr. McHale noted that the area will be fenced with a locked gate. Mr. Leopold questioned if they would be using Clinton-Frankfort Road for access. Mr. Bagley indicated that was correct. Mr. Moskal questioned the level of noise from the compressor station. Mr. Bagley indicated it would be 60 dB, the sound of a normal conversation. Mr. Leopold questioned the amount of emissions that will come from the station. Mr. McHale explained they will be operating under a DEP GP5, a general permit, and have already gone through EPA review, so this use does qualify for a non-harmful GP5 permit. Mr. Leopold questioned if they would have a bond for Sunnyhill Road. Mr. Caruso confirmed they would. The Board questioned the dimension of the project. Mr. Bagley indicated they would be constructing an 8.2 acre gravel pad and another pad where the pipelines converge. Mr. Leopold questioned if this was designed for six compressors. Mr. McHale confirmed that and noted that the station would be an electricity consumer, utilizing electric motors on the fans and the electricity would be brought in from West Penn Power. Mr. Leopold questioned how this compared to Godwin. Mr. McHale reported that Godwin has 5 compressors and this location will have six. Mr. Bagley noted that the Zelenople site is a 10-acre pad and has a design similar to this proposal.

Regarding the traffic study, Mr. McHale commented that the number of construction crew will be small for the dirt work, foundations and concrete, with a maximum of 50 for the mechanical/electrical construction phase in Robinson Township. The hours for that operation were indicated to be from 7A-9P. Mr. McHale noted that they would be starting with a DEP earth disturbance permit, and that DEP is required to issue that permit within 14 days. Mr. Bagley noted that this is the same process as the NPDES. It was noted by Mr. Bagley that they have not submitted applications to Robinson Township as yet as they wanted to see if they needed to make any adjustments for Findlay Township first. Mr. Bagley and Mr. McHale anticipate it would be six months for build out.

After review, Mr. Sawford made a Motion to recommend the Preliminary and Final Land Development application for MarkWest Down Homes at 3201 Sunnyhill Road contingent upon a response from the applicant regarding all the aforementioned outstanding items from Mr. Caruso's October 17, 2016 review letter. Seconded by Mr. Opacic. All ayes. Motion carried.

OTHER BUSINESS:

None.

ADJOURNMENT

There being no further business, Mr. Moskal made a Motion to adjourn. Seconded by Ms. McLaughlin. The meeting was adjourned at 7:27 p.m.

Submitted by
Cynthia D. Harris
Recording Secretary

Adopted: November 22, 2016