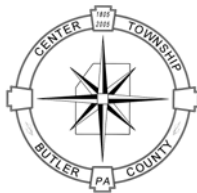


Board of Supervisors:  
 Ronald Flatt, *Chairman*  
 Philip Wulff, *Vice Chairman*  
 Edward Latuska, *Supervisor*  
 Robert Sloan, *Supervisor*  
 Alan Smallwood, *Supervisor*



*Anthony Amendolea, Secretary/Treasurer*  
*Michael Gallagher, Solicitor*  
*Gateway Engineers, Engineer*  
*Patrick Gauselmann, BCO/Zoning Officer*

**CENTER TOWNSHIP PLANNING COMMISSION**

Regular Meeting Minutes  
 April 24, 2019  
 6:30 p.m.

**CALL TO ORDER:**

The Regular Meeting of the Center Township Planning Commission was called to order by Thomas Schiebel at 6:30 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

**ROLL CALL:**

Present, in addition to Schiebel, were Vice Chairman Robert Wise; members Nicholas Angiolieri, Brad Cavaliero and Robert Sloan; Township Engineer David Heath; and Secretary/Treasurer Anthony Amendolea.

**APPROVAL OF AGENDA:**

*Schiebel motioned removing the Elliott Land Development No. 2019-04-02, Preliminary & Final, Expires 07/29/2019 from the agenda for the April 24, 2019 meeting. Angiolieri seconded. Motion carried.*

**PUBLIC TO BE HEARD:** None

**MINUTES:**

A. March 27, 2019: *Cavaliero motioned approving the minutes of the Regular Meeting held Wednesday, March 27, 2019. Sloan seconded. Schiebel abstained. Motion carried 4 to 0.*

**SUBDIVISION & LAND DEVELOPMENTS:**

A. Elliott Land Development No. 2017-06-10 Denial: Due to the receipt of Elliott Land Development No 2019-04-02, *Cavaliero motioned denying Elliott Land Development No. 2017-06-10. Wise seconded. Motion carried.*

**OLD BUISNESS:** None

**NEW BUSINESS:**

A. Penn Energy Resources Conditional Use Request No. 2019-01: PennEnergy Resources representatives Ms. Amy Gonzalez, Ms. Krista Staley, Mr. Steve Harris and Mr. Brian Lantz presented. PennEnergy Resources Inc seeks conditional use approval from the Center Township Board of Supervisors for the construction and operation of an unconventional natural gas well site on a 64.98-acre parcel (Center Township Map 060-2F63-5) owned by DeWayne Croll off of Holyoke Road (T-496) in Center Township. The site is located in the "R-1A" Low Density Residential Zoning District and "RRO" Rural Resource Overlay District in the Township. Section 20-1605 of the Zoning

Ordinance permits Oil and Gas Well Drilling in the RRO District as a conditional use, subject to Zoning Ordinance Sections 20-1802 and 20-1817. (*PennEnergy Resources response is italicized*)

1. The following exhibits were presented:
  - a. Exhibit 1: Conditional Use Exhibit prepared by Civil & Environmental Consultants, Inc. dated April 2019
  - b. Exhibit 2: Memorandum of Oil and Gas Lease
  - c. Exhibit 3: ( 1) ESCGP-2 drawings for the Croll Well Pad and (2) a letter from the PA DEP approving the ESCGP-2 for the Croll Well Pad, dated October 16, 2018
  - d. Exhibit 4: Letter from Stahl Sheaffer Engineering, dated March 27, 2019 detailing visual inspection of the Haul Route and map
  - e. Exhibit 5: PER's Integrated Environmental Emergency Response Plan dated July 2017 and amended October 2018.
  
2. Zoning Ordinance Section 20-501, LOT AREA, YARD AND HEIGHT REQUIREMENTS ("R-1A" Low Density Residential Zoning District)
  - a. Minimum Yard Setbacks
    - 1) Front yard - Fifty feet (50') from street right-of-way line
    - 2) Rear yard - Fifty feet (50')
    - 3) Side yard - Thirty feet (30') (2 required)
    - 4) Accessory structures. (See Section 20-406 B)

*Response: The proposed project satisfies these minimum setbacks, as shown on the Croll Conditional Use Exhibit attached as Exhibit 1. In addition, the well bore locations satisfy the 500' building setback requirement set forth in 58 Pa.C.S. § 3215, as demonstrated in Exhibit 1.*
  - b. Minimum Lot Frontage - One hundred twenty-five feet (125')
 

*Response: The Property's frontage is 2,529 feet*
  - c. Maximum Lot Coverage: Twenty-five percent (25%)
 

*Response: Proposed operations will not include any permanent buildings. In any event PennEnergy Resources will comply with this requirement.*
  - d. Minimum Lot Area
    - 1) One (1) acre (without sanitary sewerage)
    - 2) Three-quarters (3/4) acre (with public sanitary sewerage)

*Response: The proposed project will not require sanitary sewerage and satisfies the minimum lot area requirements.*
  - e. Maximum Building Height
    - 1) No building shall be in excess of thirty-five feet (35'), seventy-five (75'), when fully protected by an automatic sprinkler system.
    - 2) One and a half (1-1/2) stories or fifteen feet (15') for accessory structure. (See Appendix B Figure 15)

*Response: With the exception of temporary job trailers used during the construction of the wells, no buildings will be used. In any event, no buildings will exceed the maximum building height.*
  - f. Site Development Standards

- 1) Min. Lot Area: 1 acre (43,560 SF)
- 2) Max. Lot Coverage: 25%

*Response: Proposed operations will not include any permanent buildings. In any event PennEnergy Resources will comply with this requirement.*

3. Zoning Ordinance Section §20-1606, LOT AREA, YARD AND HEIGHT REQUIREMENTS ("RRO" Rural Resource Overlay District)

- a. All applicable standards for lot area, yard setbacks, frontage, lot coverage and building height as enumerated in Articles V and VII for permitted and conditional uses.

*Response: The proposed project complies with the applicable bulk and area standards enumerated in Article V, as set forth above. Article VII (R-2 Multi-Family District) does not apply.*

- b. Oil and gas operations as follows:

- 1) Minimum lot area - five (5) acres for oil or gas well pad.
- 2) Minimum lot area - three (3) acres for an impoundment area if not on well pad site.

*Response: As indicated on the Conditional Use Exhibit attached as Exhibit 1, Tax Parcel Number 60-2F63-5 contains 64.98 acres.*

4. Zoning Ordinance Section §20-1607, SITE DEVELOPMENT STANDARDS ("RRO" Rural Resource Overlay District)

- a. All applicable standards for lot area, yard setbacks, frontage, lot coverage and building height as enumerated in Articles V and VII for permitted and conditional uses.

*Response: The proposed project complies with the applicable bulk and area standards enumerated in Article V, as set forth above. Article VII ("R-2" Multi-Family District) does not apply.*

- b. Pipelines shall be designed and constructed to all Federal and Commonwealth standards depending on size and volume.

*Response: PennEnergy Resources will design and construct its pipelines, if any, in accordance with any applicable Pennsylvania Department of Environmental Protection (PA DEF) and Federal Energy Regulatory Commission (FERC) standards. However, in general, pipelines that serve the Croll Well Pad will be designed, constructed and maintained by a third-party midstream gatherer.*

- c. All oil and gas operations shall comply with Section 20-1802 and 20-1817.

*Response: See below.*

- d. No oil or natural gas well on property abutting a developed lot situated within the "CIO" Core Infill District shall be located within five hundred feet (500') of the recorded property line and no impoundment area shall be located within three hundred feet (300') of the recorded property line.

*Response: The Property does not abut the "CIO" Core Infill District.*

5. Zoning Ordinance Section 20-1802, NONRESIDENTIAL PERFORMANCE STANDARDS

- a. The following regulations shall apply to any new development permitted, except when such regulations are less restrictive than comparable regulations administered by State or Federal agencies.
- b. The following emissions, as measured at the property line shall be considered the maximum allowable:
  - 1) Noise: Fifty (50) decibels, whether steady or intermittent, measured on property boundary, but excluding train and truck noises.

*Response: PennEnergy Resources will manage operations on the Croll Well Pad to comply with*

*applicable noise standards. Specifically, PennEnergy Resources will utilize sound walls during drilling and well completion phases of the project.*

- 2) Smoke: No waste material of any kind shall be burned in the open air on any industrial property. In no case shall smoke emitted from any manufacturing process exceed a density equivalent to number two (2) on the Ringelmann smoke detection chart.

*Response: Operations will not require burning nor emit any smoke. In any event PennEnergy Resources will comply with this requirement.*

- 3) Odor: No discernible odor beyond property boundary in period of still air.

*Response: No odors will be produced from the well pad. In any event PennEnergy Resources will comply with this requirement.*

- 4) Vibration: Not discernible beyond property boundary.

*Response: PennEnergy Resources will comply with this requirement.*

- 5) Storage of highly flammable substances: Location not less than two hundred feet (200') from property boundary and separated from other stored substances and structures, except for incidental supplies used in connection with manufacturing processes carried out on the premises and in accordance with Pennsylvania State Police regulations.

*Response: All chemicals will be separately stored improper containment. In any event, PennEnergy Resources will comply with this requirement.*

- 6) Glare - Lighting devices which may produce objectionable glare onto neighboring properties and/or roadways shall be regulated as follows:

- a) In any district, any operation or activity producing intense glare shall be so conducted that direct and/or indirect illumination from the source of light shall not cause illumination in excess of one-half (1/2) of one (1) foot-candle above background when measured at any residential district boundary line. Flickering or intense sources of light shall be controlled so as not to cause a nuisance across any lot lines or roadways.

*Response: All lighting on the Croll Well Pad will be directed downward and inward to minimize glare and to comply with the requirement of Section 20-1802.6.*

- c. All outside lighting, including lighting for signs, shall be directed in such a way as to not create a nuisance to any adjacent property and/or roadway. (See Figures 28 and 29, Appendix B.) All illumination devices and fixtures shall be equipped with a glare-shielding device approved by the Township Engineer. Side effects of industrial activities shall be controlled as follows:

- 1) Sky-reflected glare: Operations creating glare shall be conducted in an enclosed structure without facing nearby residences.

*Response: See response to Section 20-1802.B6.*

- 2) Dust: Shall be gathered and bagged within the structure housing the process producing the dust and in accordance with the Environmental Protection Agency (E.P.A.) and the Pennsylvania Department of Environmental Protection (D.E.P.) standards, and all stored items producing dust shall be stored in an enclosed yard or regularly sprayed with water to eliminate dust problems. This shall include covering of trucks and spraying of materials and trucks prior to transport to eliminate the possibility of the material causing dust in transport and/or dropping of the material from the truck to the road.

*Response: The Croll Well Pad will be constructed with controls to keep dirt and debris off public roadways. However, if any dirt is tracked onto a public road a mechanical broom will be used for removal. Also, should conditions warrant it fresh water will be delivered and sprayed on the surface of the site within the limits of disturbance to suppress dust. PennEnergy Resources*

*will comply with this requirement.*

- 3) Outside storage: Stored materials shall comply with all applicable D.E.P. regulations and shall not be placed to allow seepage of liquids or toxic substances into the ground. Liquid storage vessels shall be surrounded by a dike enclosing sufficient volume to contain the vessel or vessels if ruptured, and including seepage runoff from coal, culm, ashes or any substance which could seep into the ground water supply or adjacent streams or rivers; nor shall it be deposited in such form or manner that they may be transferred off such premises by natural causes or forces, such as by wind or flood.

*Response: PennEnergy Resources will comply with this requirement. Please reference the Integrated Environmental Emergency Response Plan in Exhibit 5.*

- 4) Waste disposal: Organic wastes shall be stored in covered containers and disposed of in accordance with Pennsylvania D.E.P. regulations and the Pennsylvania Hazardous Waste Act of 1980.

*Response: Operations at the Croll Well Pad will not produce organic waste.*

6. Zoning Ordinance Section 20-~~17~~7. OIL AND GAS OPERATIONS

- a. Oil and Gas Operations, which include the construction of compressor stations and gas processing plants, shall be reviewed by the Center Township Planning Commission and approved by the Board of Supervisors prior to the issuance of any required Township permits. All proposals for Oil and Gas Operations, whether listed as permitted or conditional uses, shall include the following submittal information in addition to the requirements for land developments specified in Chapter XIV of the Center Township Subdivision and Land Development Ordinance where such operation involves the development and operation of a natural gas compressor station or processing plant:

- 1) For all oil and gas operations, as defined, whether permitted by right or conditional use, the following health and safety information shall be submitted for review as part of the application:

- a) Copies of all information submitted to the Pennsylvania Department of Environmental Protection required for issuance of an oil and gas operation permit.

*Response: Attached as Exhibit 3 are the Croll Well Pad ESCGP-2 drawings and the PA DEP ESCGP-2 Permit.*

- b) Copies of industry standard health and safety reports for development and operation of such facilities.

*Response: A copy of the PennEnergy Resources Integrated Environmental Emergency Response Plan, including site specific data sheets, is attached as Exhibit 5.*

- c) Sealed and signed affidavit from applicant's engineering consultant that the proposed facility (ies) meets all current industry standards and specific Commonwealth standards under the Pennsylvania Oil and Gas Act (1984, PL 1140, No. 223), as amended.

*Response: PennEnergy Resources will submit copies of all applicable well permits upon receipt from the PA DEP. Attached in Exhibit 3 is a copy of the PA DEP ESCGP-2 Permit; as well as related ESCGP-2 drawings. These documents will verify; compliance with all applicable standards.*

- d) Design and Construction methods proposed to mitigate any identified health and safety issues at the subject site, including but not limited to, installation of sound barriers, chemical storage and frack water disposal, site lighting, and stormwater management may be referred to professional consultants at the Township's discretion, the cost for which shall be borne by the applicant.

*Response: Please reference the ESCGP-2 drawings and PA DEP ESCGP-2 Permit attached in Exhibit 3. Also, PennEnergy Resources will utilize sound walls during drilling and well completion phases of the project, and lighting will be directed downward and inward to minimize glare. Chemical storage practices are detailed in the Integrated Environmental Emergency Response Plan, attached as Exhibit 5.*

- e) Copies of any previous enforcement notices, fines or penalties assessed against the applicant, applicant's contractors or consultants involved in the development of the proposed oil and gas operation.

*Response: There are none at this time and we do not anticipate any for this project.*

- f) Other information deemed by the Planning Commission or Board of Supervisors relevant to address public health and safety concerns regarding the proposed oil and gas operations.

*Response: PennEnergy Resources has made a concentrated effort to provide all necessary information. PennEnergy Resources is happy to provide any additional information the Township requires, or otherwise deems relevant.*

- 2) The applicant shall provide the Zoning Officer a routing plan for access to the site, identifying Commonwealth and Township roadways being utilized, including copies of any required road performance bonds, Commonwealth permits or other required local or Commonwealth permits.

*Response: Please see attached routing plan in Exhibit 4.*

- 3) Applicant shall provide the Zoning Officer with a copy of the Erosion and Sediment Control General Permit (ESCGP) approved by the Pennsylvania Department of Environmental Protection.

*Response: Attached as Exhibit 3, please find the approved PA DEP ESCGP-2 Permit.*

- 4) The applicant shall provide a copy of any access security measures approved by the Pennsylvania Department of Environmental Protection during the gas drilling operation phase on lands in zoning districts where such activity is permitted.

*Response: All access security measures are detailed in the PennEnergy Resources Integrated Environmental Emergency Response Plan, which is attached as Exhibit 5.*

- 5) Any approved landscaping plan shall be visually consistent with the provisions of Section 20-1805.

*Response: Any required landscaping for the Croll Well Pad would be visually consistent with the provisions of Section 20-1805.*

- 6) At the time an application for a Township Zoning Permit is submitted, unless otherwise specified, a copy of all Pennsylvania Department of Environmental Protection required information regarding the rehabilitation-reclamation of the site shall be attached.

*Response: Included in the ESCGP-2 drawings, attached as Exhibit 3, are site restoration and post-development plans.*

- 7) Notification requirements of the Pennsylvania Department of Environmental Protection shall be satisfied prior to commencement of those activities specified in this Section.

*Response: PennEnergy Resources shall satisfy; notification requirements of the PA DEP prior to commencing any activity at the Croll Well Pad.*

- 8) In lieu of a land development plan pursuant to Chapter 14, Subdivision and Land Development, an applicant may instead present the Township Engineer and Planning Commission those plans, studies and reports submitted by the applicant to DEP, which substantially complies with Chapter 14, Land Development Plan requirements, including, but not limited to the erosion and

sediment control general permit ("ESCGP-2 Permit). This provision shall supersede any contrary requirements in Chapter 14. These items shall be reviewed by the Township Planning Commission and/or Township Engineer to determine substantial compliance.

*Response: Attached as Exhibit 3, please find ESCGP-2 drawings for the Croll Well Pad.*

- b. Setbacks from recorded property lines shall be in conformance with the provisions of Commonwealth of Pennsylvania Act 13 of February 2012 where applicable, unless such minimum setback is waived by the affected abutting property owner or is otherwise specified.

*Response: Attached as Exhibit 1, please find the Croll Conditional Use Exhibit which depicts compliance with setback requirements.*

- c. Any operator utilizing Center Township owned and maintained weight restricted roads for Oil and Gas Operation activities shall be held to the minimum Township standards for purposes of bonding. It shall be the sole responsibility of the operator to keep the roadway segments being utilized passable and mud-free for all vehicular traffic at all times, in addition to the following:

*Response: Please see letter from Stahl Sheaffer Engineering, dated March 27, 2019, and attached as Exhibit 4.*

- 1) Where a Center Township owned and maintained road is to be used for an Oil and Gas Operation, a maintenance plan shall be provided to the Township showing all roadway segments being used and the reason Township roads need to be accessed. Such plan shall include a schedule to keep the roadway passable and mud-free.

*Response: Please see letter from Stahl Sheaffer Engineering, dated March 27, 2019, and attached as Exhibit 4.*

- 2) When the operator's maintenance plan for accessing Township owned and maintained roads for an Oil and Gas Operation is considered deficient by the Township Engineer due to excessive use related to such oil and gas operation, an agreement shall be executed to rebuild the roadway surface, subbase and drainage prior to use. Such roadway rehabilitation work shall be performed at a time deemed appropriate by the Board of Supervisors with input from the Township Engineer.

*Response: Please see letter from Stahl Sheaffer Engineering, dated March 27, 2019 and attached as Exhibit 4.*

- d. Where such oil and gas operations are classified as conditional uses in certain zoning districts, the following review procedure and submittal information shall be provided and development standards met:

- 1) An application for Conditional Use approval for an Oil and Gas Operation which involves an oil or natural gas well and impoundment area, compressor station or processing plant shall be filed with the Zoning Officer along with the required administrative fee and such application shall include information as outlined and processed as follows:

- a) Identify and describe the property, its location and the present use.

*Response: The proposed Croll Well Pad project does not involve an impoundment area, compressor station or processing plant. The Property is a 64.98- acre parcel (Center Township Map No. 60-2F63-5) owned by De Wayne Croll off of Hobyoke Road (T-496) in Center Township, on. The site is located in the "R-1A" Low Density Residential Zoning District and "RRO" Rural Resource Overlay District in the Township and is currently used for agriculture.*

- b) Reasonably describe present improvements and any intended additions and changes.

*Response: Attached as Exhibit 1, please find the Croll Conditional Use Exhibit.*

- c) Disclose the Conditional Use, for which the application is being made, and show how the property, as it may be improved, meets the standards and criteria required for approval.

*Response: PennEnergy Resources is seeking conditional use approval for the construction and operation of an unconventional natural gas well site, classified by the Zoning Ordinance as "Oil and Gas Well Drilling". The site is located in the "R-1A" Low Density Residential Zoning District and "RRO" Rural Resource Overlay District in the Township. Section 20-1605 of the Zoning Ordinance permits Oil and Gas Well Drilling in the "RRO" District as a conditional use, subject to Zoning Ordinance Sections 20-1802 and 20-1817.*

*The information provided in this narrative, along with the conditional use application form, enclosed exhibits, and additional testimony and evidence that will be presented during the public hearing on this application, demonstrates that PennEnergy Resources meets the objective requirements in Sections 20-501, 20-1606, 20-1607, 20-1802 and 20-1817 of the Zoning Ordinance.*

- 2) For any Oil and Gas Operation, the Operator shall;
- a) Install temporary safety fencing, at least eight (8) feet in height or as specified in Section 20-1810 Fences, Hedges and Walls, around impoundment areas. Where applicable Federal or Commonwealth regulations require additional or alternative fencing, those standards shall dictate.

*Response: The Croll Well Pad does not include an impoundment.*

- b) Install warning signs providing notice of the potential dangers at the well site.

*Response: PennEnergy Resources shall install warning signs in compliance with OHS&A and PA DEP requirements.*

- c) Provide security personnel 24/7 at all times when a drilling rig or hydraulic fracturing equipment is on the well site.

*Response: PennEnergy's standard operating procedures include 24/7 on-site security during drilling and completion operations.*

- d) Prior to development, the Operator shall provide to the Township's first responders, including the Volunteer Fire Department, Police Department and Ambulance service in addition to the Zoning Officer, a copy of its Preparedness, Prevention and Contingency ("PPC") Plan.

*Response: PennEnergy Resources will provide a copy of its Integrated Environmental Emergency Response Plan, including site specific data sheets, to the First Responders set forth above.*

- e) Prior to drilling, the Township shall ascertain whether the Township's first responders have secured adequate training to deal with any potential dangerous conditions that may result due to development activities. First responders shall have a minimum of five hours of training per year to meet this standard. Upon request from the Township, the Operator will, prior to drilling of its first oil and gas well in the Township, make available, with at least 30 days' notice, at its sole cost and expense, one appropriate group training program of up to five hours for first responders. Such training shall be made available at least annually during the period when the Operator anticipates drilling activities in the Township.

*Response: PennEnergy Resources communicates regularly with First Responders and holds annual trainings at no expense to the Township or First Responders.*



- f) All reportable spills and accidents are to be reported in person and in writing to the Township Administrative Office at 150 Henricks Road, Butler, PA 16001-8472 in a timely manner.

*Response: PennEnergy Resources acknowledges this requirement and in the event of a reportable spill or accident will communicate appropriately and in a timely manner with the Township.*

- g) An emergency response plan shall be submitted addressing methods to handle the following:
  - (1) Well leakage
  - (2) Spill containment
  - (3) Vandalism creating unknown conditions
  - (4) Defective casing or cementing
  - (5) Potential contamination between the well and the public and/or private water supply

*Response: PennEnergy Resources' Integrated Environmental Emergency Response Plan, including site specific data sheets, addresses the items set forth above and is attached as Exhibit 5.*

- 3) A noise level not to exceed 50 dBA at the nearest property line or the applicable standard imposed by Commonwealth or Federal statutes shall be the maximum permitted at any compressor station or processing plant site. A noise level not to exceed 60 dba at the property line shall be maintained at the well drilling and impoundment area sites unless otherwise specified.

*Response: PennEnergy Resources will utilize sound walls during drilling and well completion operations at the Croll Well Pad and will otherwise manage operations to conform with the sixty (60)-dBA noise requirement.*

- 4) The primary access road to the oil and gas well site shall be improved with a dust-free, all weather surface and constructed in such a manner that no stormwater, sediment or debris shall be carried onto any public roadway.

*Response: PennEnergy Resources will comply with this requirement. Please see access road details included in the ESCGP-2 drawings.*

- 5) Adequate and appropriate lighting is essential to the safety and welfare of those persons involved in the development of oil and gas, and the Operator shall take steps, to the extent practicable, to direct site lighting downward and inward toward the drill site, well head, or other area being developed so as to minimize glare on public roads and adjacent buildings within three hundred (300) feet measured from the property line or leased area line of the drill site, well head, or other area being developed.

*Response: All lighting on the Croll Well Pad will be directed downward and inward toward the site so as to minimize glare.*

- 6) In the event the access road to a well pad is located all or partially in a zoning district different than the well pad, the access road shall be authorized consistent with the requirements of this Ordinance applicable to the well pad with input from the Township Engineer.

*Response: Both the well pad and the access road are located at 105 Roads End Lane (Center Township Map 60- 2F63-5) located in the "R-1A" Low Density Residential Zoning District and "RRO" Rural Resource Overlay District in the Township.*

Township Engineer Heath's comments per review letter dated April 18, 2019, as follows:

- 1. The Applicant must show the location of the proposed sound walls on the Conditional Use Plan per Section 20-1802-B-1.

2. The Applicant must provide a Site Lighting Plan that meets the requirements of Sections 20-1802-B-6 and 20-1802-C.
3. The Applicant must provide a Landscaping Plan that meets the requirements of Sections 20-1805 and 20-1817- A-5.
4. The Applicant must address compliance with the Conditional Use items listed in Section 20-1902-C. This may be addressed in the Application Narrative.
5. Section 20-1908-A-30-b states that Wellheads, vent flames, and ventilation openings shall be set back a minimum of one thousand feet (1000') from an existing dwelling, school or church.
6. Section 20-1817-B state that setbacks from recorded property lines shall be in conformance with the provisions of Commonwealth of PA Act 13 of February 2012 where applicable, unless such minimum setback is waived by the affected abutting property owner or is otherwise specified. The setback requirements are stated in Act 13, §3215 as follows:

*Wells may not be drilled within 200 feet, or, in the case of an unconventional gas well, 500 feet, measured horizontally from the vertical well bore to a building or water well, existing when the copy of the plat is mailed as required by section 3211(b) (relating to well permits) without written consent of the owner of the building or water well.*

All water wells must be shown on the conditional use plan and addressed in the application. Furthermore, comments 5 and 6 of this letter must be resolved with the Township.

7. The Applicant must provide a plan showing the method of screening and location of the minimum 6' high security fence that meets the requirements of Section 20-1908-A-30-c. This may be shown on the Landscaping Plan mentioned previously.

***Schiebel motioned recommending approval of the PennEnergy Resources Conditional Use Request No. 2019-01. Angiolieri seconded. Motion carried.***

#### **MISCELLANEOUS:**

- A. Future POS: Cavaliero questioned if Future POS should receive Zoning Hearing Board approval for the setback of the addition.
- B. Veterans Administration/Cambridge Stormwater: Township Engineer Heath stated Stantec is working with designs for a solution.
- C. Rural King: Cavaliero is concerned with the outside storage at Rural King especially with items along the sidewalk.
- D. Comprehensive Plan: Angiolieri stated residents would like a park in the Township.

#### **ADJOURNMENT:**

***Schiebel motioned to adjourn at 7:34 p.m. Sloan seconded. Motion carried.***