

Pledge of Allegiance

Present:

Present at the meeting: Council Liaison Carl Stepanovich, Ryan Lemke, Jayne Hoy, Bob Mitall, Chris Kerns, and Community Development Director Jim Morrison. Bill Sittig is also present and representing the planning commission as counsel regarding the Hermes Gas Well Development Matter.

Absent:

Edward Patrick, James Olszewski & Anthony Livecchi

Approval of Minutes: Ms. Hoy made a motion to approve the June 14, 2022, minutes. Mr. Lemke seconded. All voted aye. Motion approved.

Old Business: None

PUBLIC HEARING

A public hearing concerning CU-4-22, Hermes Gas Well Development, a proposed unconventional oil and gas well, tax parcel 49-02-00-0-001, 5476 Logan Ferry Road, R-R Zoning, Oil and Gas Overlay District

The public hearing began at 7:00 p.m. Chairman Mitall instructed everyone on the procedure for the hearing. A stenographer was present to record the meeting. Ryan Lemke swore in anyone who wanted to give testimony regarding the Hermes Gas Well Development.

Attorney Blaine Lucas from Babst Calland outside counsel for Olympus Energy stated that a lot of the information presented tonight will do with both the land development and conditional use application for the Hermes Well Pad. Mr. Lucas said that Olympus plans to drill eight wells over two trips, with possible additional wells in the future. Mr. Lucas further stated that there are a number of presenters here tonight who will speak on this project, if the planning commission has any question. Present here tonight are Ryan Dailey, the project engineer, from Civil and Environmental Consultants who will give a brief overview of the project and what it all entails; Joe Guley, project manager from Stahl Shaffer; Tage Rosendahl is with acoustical control and did the sound impact assessment on this project; Manny Johnson, VP of Olympus Operations; Brian Dilomuth who is regulatory advisor; Mark Maestra is with communications; Kim price, director of communications; Tom Walsh with CEC who prepared the hydro-study that was submitted with the application and Lea Blinn with CEC who prepared the air study.

Ryan Dailey, Project Manager, with Civil and Environmental Consultants was the first presenter to speak. The plan was presented. Mr. Dailey stated that this site is located along Logan Ferry Road. It's zoned R-R and is located within the Oil & Gas Overlay District. It's approximately 147 acres. Part of the property extends into Allegheny County and Plum Borough; however, the entire well pad and access road is located in Murrysville and Olympus has coordinated with Plum. They agreed that since the entire well pad is in Murrysville that Murrysville's Ordinance would control development at this site. Mr. Dailey stated that there are 2 properties that are located within the 750-foot setback area and Olympus obtained waivers from those property owners, which were submitted with the application, and based on the staff review, those were sufficient for the site, so the 750-foot setback would not apply to those properties.

The next plan present was the traffic study plan showing the access routes to get into the sites. There are two proposed routes to get into the site. The first route is coming in from Route 380, make the right to stay onto Route 380, and then make a right onto Logan Ferry to access the site. The second route would be coming from Route 22 and follow route 286 up through Plum and make a left onto Route 380 and make a right onto Logan Ferry to the site.

The next plan that was presented was the grading plan and Mr. Dailey stated that the first 50 feet of the entry site will be paved asphalt and the remaining access road will be gravel. This road is 1300 feet long and 24 feet wide. There will be a section in the middle of that road which will be widened 10 extra feet to allow trucks to pass.

Mr. Daily stated that the well pad is 350 feet wide by 520 feet long and it will have a 2-foot-high earthen berm around the parameter for safety purposes. There will also be 6-foot-high chain link fence around the well pad and stormwater ponds for security purposes. There will be a gate near the entrance that will be locked. Any first responders will have access to that gate if they would need to get in there. Lighting will be the typical telescope lighting with the lights pointing down and away from any neighboring properties.

The site is looking to start construction in spring 2023. First trip for drilling would be December 2023 through February 2024. Completions would be February 2024 through April 2024. Production will start in August 2024. There is a second trip to start drilling additional wells at this site and this would start in March 2025 and drilling and completions would go through December 2025.

Mr. Sittig asked what permits will be needed from Plum? Mr. Dailey answered since the entirety of the well pad is in Murrysville, just a grading permit from Plum.

Mr. Sittig next asked about how many construction trailers and bunkhouses will be on the site once construction starts. Manny Johnson, VP of Operations for Olympus Energy, answered that once construction starts, just one job trailer will be on site. Once drilling starts, there will be multiple company man quarters, measurement drilling quarters, mud logger quarters and your drilling personnel will be on site during that time period. During completion activity, there are a few people that are out there around the clock for supervision purposes, but no one stays there permanently. Mr. Sittig next asked what is the total number of people on the site at any one time? Manny Johnson answered during the completion phase, you could have around 30 people on site.

Joe Guley, project manager for Stahl Shaffer Engineering was next to speak regarding the traffic routes and vehicle counts. Mr. Guley stated that Olympus contacted them to provide them with a route planning study. Olympus provided Stahl Shaffer an inbound and outbound route, pavement inventory and if any improvements would be required to facilitate the construction of the Hermes Well Pad. With that given information, Stahl Shaffer generated a traffic impact study, and they would also complete construction plans or any HOP plans that maybe required as part of the findings. Through their auto-turn system, they ran maneuvers, and all the vehicles would be able to pass each other without widening any of the roads. They also ran a pavement analysis to show what upgrades would be required to accommodate the well pad traffic on Logan's Ferry Road. Mr. Mitall asked what does that consist of? Mr. Guley advised that a full depth reclamation procedure will be proposed, which is a machine would grind up the existing road, then it is mixed with cement and placed back down to get a hardened pavement layer and then place a bituminous overlay on top of that and that would give you the structural pavement integrity. Mr. Mitall asked if that has been submitted as part of the application? Mr. Guley said no it has not been submitted as part of the application. Mr. Guley stated that the construction plans, and any HOP Plans will be submitted before the August meeting. Mr. Guley next stated that Sthal Shaffer prepared a traffic impact study and when they did so, they assumed that Olympus would be trucking in all the fresh water in, so the traffic impact study was a conservative analysis. The truck traffic proposed trips are much higher if they were to truck the water in, but since they are going to pipe the water in, the numbers have drastically decreased. If they were trucking the water in, during completion, there would be 136 trips during the peak hour and 806 daily trips. Since Olympus is going to pipe in the water, the peak hour trips will be 22 and the total daily trips will be 200. Mr. Guley advised that a revised traffic study will be submitted before the August meeting.

Tage Rosendahl, Regional Manager, for Acoustic Control was next to speak regarding the project and he stated that he was contacted by Olympus Energy to perform an ambient sound study and sound impact assessment for the Hermes Well Pad. The ambient

sound study that they took in April over a 72-hour period, the average sound was 48.51 dba using a diesel generator.

Ms. Hoy made a motion to close the public hearing. Mr. Kerns seconded. The Public Hearing was concluded at 8:15 p.m.

Consider a recommendation for Tommy's Express Car Wash application, SP-1-22, CU-1-22, a Conditional Use and Major Land Development application, two parcels 49-14-08-0-015 and 49-14-08-0-016, 4765 Old William Penn Highway, B Zoning.

Adele Beaves from Kimley-Horn is the representative speaking on behalf of Tommy's Car Wash. Ms. Beaves stated that the planning commission has seen this plan before and she advised that they have received the engineer's comments, addressed the engineer's comments, and sent in a full re-submittal on June 21st. They have sent a second round of comments, which still need to be addressed and she would like to discuss some of those items tonight, along with some of the traffic comments. Ms. Beaves said that she did speak with Mike Mudry regarding the traffic comments, and they are on track as to what needs to be done to get this project moving forward. Ms. Beaves stated that they will be making another submission to the municipality before the August meeting. She further stated that they are working with PennDOT for the HOP for the driveway and stormwater connection.

A discussion was held about the outside vacuums being covered and the appearance of the building.

Mr. Mitall asked Mr. Morrison if there were any outstanding items on this matter. Mr. Morrison answered mainly permitting and traffic.

Ms. Hoy made a motion to table this matter until the August meeting. Mr. Kerns seconded. All members voted aye. Motion Approved 4-0.

Consider a recommendation for the re-zoning of approximately 21.76 acres of land, tax parcels 49-10-13-0-011, 49-10-13-0-012, 49-13-0-013 and 49-10-13-0-014, Logan Ferry Road, from R-1 Residential to R-3 Residential.

Attorney Charles Hergenroeder is the representative speaking on behalf of the applicants. Mr. Hergenroeder stated that this is a small development with 12 townhouses and one single family home. He believes that the area is in need of one story living facilities. He stated that the topography makes it tough to build but someone will eventually build there, whether it's townhouses or single-family homes. The planning commission re-iterated all the issues and problems with building at that site (the topography, the bridge, the traffic, and the sewage).

Ms. Hoy made a recommendation that the planning commission members vote for the re-zoning of the 21.76 acres on Logan Ferry from R-1 to R-3:

Ms. Hoy - No

Mr. Mitall - No

Mr. Kerns - No

Mr. Lemke - Abstain

Due to there not being four affirmative votes, Ms. Hoy made a motion to table this matter to the August meeting. Mr. Lemke seconded. Motion approved 4-0.

Other Business: None

Adjournment: Ms. Hoy moved to adjourn at 9:00 p.m. Mr. Lemke seconded. All members voted aye. Motion Approved: 4 - 0 .