

UPPER BURRELL PLANNING COMMISSION

MEETING MINUTES

OCTOBER 17, 2017

The October meeting of the Upper Burrell Township Planning Commission was held on October 17, 2017, at 7:00 p.m. In attendance were Commission members Tom O'Brien, George Richard, Leon Yurkin, Rick Ryan and Ken Slahtovsky. Also in attendance were Solicitor Steve Yakopec and township engineer Dave Kerchner. About 40 residents were also in attendance.

Approval of Minutes

After reviewing the August 2017 meeting minutes, George Richard moved to approve the minutes as written, seconded by Rick Ryan and all were in favor. There were no meeting in September since there was no Commission business that month.

Zeus Well Pad

Blaine Lucas, Attorney at Law for Huntley and Huntley and Todd Baldwin of Huntley & Huntley reviewed the project status to date and indicated that PA DEP permits for the projects are expected to be approved within the next week. Blaine Lucas indicated that the Westmoreland County Courts have lifted the Stay regarding moving forward on the project.

Since the drilling would be in an RA zone, a Conditional Use approval is required to drill in this zone.

Considerable discussion both pro and con regarding allowing drilling in an RA zone ensued. Opponents wanted the Commission to delay a recommendation. However, after considerable discussion, the Commission indicated that it had enough information to vote on this matter. Rick Ryan moved to approve the Conditional Use permit on the condition that Huntley and Huntley respond to all remaining Bankson Engineers comments regarding the site plan. The motion was second by George Richard. Tom O'Brien also voted to approve Conditional Use and Leon Yurkin voted no. The motion carried. Since the project is on property owned by Ken Slahtovsky he recused himself from voting.

Adjournment

There being no further business, George Richard moved to adjourn the meeting at 8:15 pm, second by Rick Ryan and all were in favor.

Respectfully submitted

Thomas O'Brien, Chairman