

**UPPER BURRELL PLANNING COMMISSION  
MEETING MINUTES  
OCTOBER 17, 2023**

The October meeting of the Upper Burrell Planning Commission was held on October 17, 2023 at 7:00 p.m. In attendance were Commission members Tom O'Brien, George Richard, Rick Ryan, Chester Lockwood and Dennis Matto.

**APPROVAL OF MINUTES**

After reviewing the July 2023 meeting minutes, George Richard moved to approve the minutes as written, seconded by Dennis Matto and all were in favor.

**Artemis Well Pad Conditional Use Application**

Staff of CEC presented the plans for the Artemis Well Pad along Merwin Road. If approved, construction of the well pad would begin in October 2024 with the start of drilling in February 2026 and start of fracking in August 2026. Twelve wells are anticipated to be drilled. No dwellings are within 1,000 feet of the well pad. The primary access to the well pad would be from Greensburg Road. CEC was informed that there is an active roadway slide on Merwin Road between Greensburg Road and the well pad site. CEC indicated they will be coordinating with Penn Dot to fix the slide prior to drilling. CEC is in receipt of Bankson Engineers October 13, 2023 review letter that outlines required permit approvals that are needed prior to construction. A public meeting at the township regarding this Conditional Use will be held on November 1, 2023. After a discussion, Chester Lockwood moved to approve the Conditional Use contingent on the items in Bankson's letter being completed, seconded by Dennis Matto and all were in favor.

**Dan Myers**

Dan Myers is a member of the township Zoning Hearing Board. He suggested that future subdivision submissions include a Zoning Certificate from the township to ensure proper zoning is noted for the parcel.

**ADJOURNMENT**

There being no further business, George Richard moved to adjourn the meeting at 7:45 p.m., seconded by Rick Ryan and all were in favor.

Respectfully submitted,



Thomas O'Brien, Chairman