

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
June 3, 2024

The regular meeting of the Athens Township Planning Commission was called to order on Monday, June 3, 2024 at 6:59PM by Chairwoman, Marion Carling.

Present: Chairwoman Marion Carling, Matt Cooper, Ron Reagan, Bob Petruschak, Secretary, Cindy Parrish, and Zoning Officer, Ed Reid, and township review engineer William “Skip” Schneider. Rebecca Miller was unable to attend due to a scheduling conflict.

Soper, Roger: a 2-lot subdivision on Green Mountain Dr.

Bruce Benish from Bruce Benish Surveying was in attendance to present the 2-lot subdivision on Green Mountain Drive. Mr. Soper was also in attendance. Discussion was held. It was noted the the existing contours were not labelled.

Motion to review the plan was made by Cooper and seconded by Reagan. Motion carried, and the plan was reviewed with the following deficiencies noted:

1. Need to add cartway width
2. Need to label contours
3. Need sewage module

Motion to recommend approval with the above noted deficiencies was made by Reagan and seconded by Cooper. Motion carried, and approval was recommended.

Patterson-UTI: a preliminary land development on Mile Lane Rd.

An introduction to the preliminary land development plan and those in attendance was given by Russ Marold, Operations Manager for NexTier, a Patterson-UTI company. He noted that they are looking to expand to 3 facilities in Pennsylvania with the addition of this facility which will be a cement bulk plant and lab. The location would employ 10-15 employees including support positions. They estimate they would need 5 cementing pumps and 8-12 bulk trucks initially.

The presentation was turned over to Caleb Anderson of JHA Companies. He stated that the batch plant will be located between the current Patterson facility and the Dandy Corporate offices. The site will be accessed through the existing driveway on King Road. Discussion was held about the access drives and the current county assigned address for the property as well as the location of the batch plant. The trucks will be NexTier trucks and not contractors. Discussion was held about the weight of the trucks (80,000 pounds) and the weight limit on King Road. Reid stated there is no weight limit on King Road, and Schneider noted that the road was designed hold water trucks and other gas industry vehicles.

Reagan asked about noise, and Marold explained that a sound survey had already been conducted on an existing site with the equipment they will be repurposing for this one and was modeled for the township location and, at full operational capacity, it will be between 5-8 decibels above the current ambient level. Cooper asked about the hours of operation, and they typically operate during daylight hours but could experience some after-hours loading and transporting of materials.

Mike Brillhart from NexTier explained that the site will operate to blend dry cement and additives which will be taken to various locations. The mixing of cement will be off site. He noted that all materials are packaged and housed and that no loose material will be stored on site. There will be no crushing or washing of materials. Discussion was held regarding cleanup and lighting. The silos will be 20-25' in height. The existing underground storm water facilities will not be disturbed. Schneider asked about the NPDES permit and the storm water O&M.

Schneider reviewed his comment letter and said that most items were already addressed. He also noted that most of the items will be presented as evidence in the upcoming Conditional Use hearing.

Brillhart stated that they hope to be operational within the year. Discussion was held about the gas activity in the area.

The application will be updated to change the applicant name from "Patterson-UTI" to "Patterson-UTI/NexTier". Parrish will update the file accordingly.

Schneider suggested that they change the Conditional Use application to reflex the use as "Industrial complexes or Industrial parks" rather than "Mineral extraction operations" as that is more indicative of how they will be utilizing the property. Discussion was held.

Motion to review the plan was made by Reagan and seconded by Petruschak. Motion carried, and the plan was reviewed with the following deficiencies and comments noted:

1. Needs adjacent property owners listed
2. Needs new O&M for storm water
3. Need to label existing contours
4. Need owner's signature
5. Need lighting plan
6. Need Conditional Use approval
7. Need updated applicant info on the cover sheet

Comment: Ask the county if they can be addressed off of King Road

Discussion was held about making the submittal "preliminary/final" rather than "preliminary" and about the improvement guarantee bond. Reid will check with the township solicitor for his input.

ATPC minutes

6/3/24

Pg. 3

Motion to table the recommendation until the July 1, 2024, meeting was made by Cooper and seconded by Reagan. Motion carried.

Zoning/SALDO updates:

Discussion was tabled.

Minutes:

Motion to approve the minutes from the May 6, 2024, meeting was made by Reagan and seconded by Petruschak. Motion carried with Cooper voting “NO”.

Correspondence:

Correspondence was reviewed individually by the commission members and was noted on the agenda.

Chairwoman Carling adjourned the meeting at 9:27PM as there was no further business before the commission.

Respectfully submitted,

Cynthia R. Parrish

Secretary

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