

MOUNT PLEASANT TOWNSHIP

Zoning Office

31 McCarrell Road

Hickory, PA 15340

Ph: (724) 356-7928

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Fax: (724) 356-7751

Website: www.mptwp.com

Zoning Office Hours: Tuesday, Wednesday and Thursday 8am - 4 pm

February 18, 2010

Registered at First Class Mail

See the attached mailing list.

RE: Notice of Hearings in regard to appeals from Range Resources, Inc. concerning "temporary bunk trailers" at well sites

You have received this letter because we believe you have property interests in the border of one of the property sites listed in one of the five appeals.

Please be advised that Zoning hearings will be conducted on Friday, February 26, 2010 starting at 7:00 PM at the Mount Pleasant Twp. Community Center at 20 Waverly Avenue, Hickory, PA 15340.

Appeals are from Range Resources, Inc. (operator of L.C. concrete) who wishes to place "temporary bunk trailers" at the following well sites:

"Cowden Drill Site" at 283 Iron Camp Road, McDonald, PA - Parcel 460-012-0000-0000-019-01

"Charelli Drill Site" along Fort Cherry Road, McDonald, PA - Parcel 460-012-0000-0000-019-02

"Drugman Drill Site" at 381 Iron Camp Road, McDonald, PA - Parcel 460-012-0000-0000-0067-05

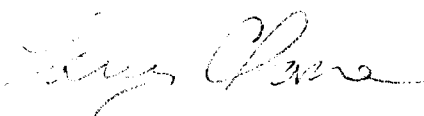
"Yonker Drill Site" at 86 Baker Road, McDonald, PA - Parcel 460-012-0000-0000-012-00

"Ohio Valley LBC Drill Site" at 81 E. Camp Lane, Hickory, PA - Parcel 000-000-0000-0000-0001-00

The "temporary bunk trailers" house various workers who work at the well locations. Some of the workers work a shift of 12 hours on and 12 hours off shift for a period of 2 weeks. They then leave the site and are replaced by another group of workers who do the same. Other "trailers" house an employee who monitors various aspects of the well site and another to record the clock. The "trailers" are removed after completion of drilling at the site.

A copy of the Notices of Appeals may be viewed at the township office at 31 McCarrell Road Hickory, PA 15340 during normal business hours. Interested parties are urged to attend.

Regards,



Larry Chome
Zoning Officer

Cowden Unit #3-6H

Robert P. & Wanda L. Carter	114 Walnut Road	McDonald, PA 15057
Dan E. & Anita N. Steigerwald	311 Fort Cherry Road	McDonald, PA 15057
James J. Scarfone	530 Bluff Street	Carnegie, PA 15106
Kevin J. & Tammy Lynn Jozwiakowski	274 Fort Cherry Road	McDonald, PA 15057
L. Dawn & David L. Haber	534 Greenhurst Drive	Pittsburgh, PA 15243
Russell & Jane Bershok	273 Fort Cherry Road	McDonald, PA 15057
Ettore & Christine Cercone	253 Fort Cherry Road	McDonald, PA 15057
Thomas W. & Mildred A. Cowden	254 Fort Cherry Road	McDonald, PA 15057

Chiarelli Unit 1-10H

Tammy W. & Walter W. Herbst	58 Belgium Hollow Road	McDonald, PA 15057
John M. Lugaila	55 Belgium Hollow Road	McDonald, PA 15057
Edward C. Karsten Jr & Mary C. Karsten	39 Belgium Hollow Road	McDonald, PA 15057
Joseph A. & Donna J. Hradil	157 Midway Candor Road	Bulger, PA 15019
John Ellis Jr & Cheryl J. Bordas	49 Belgium Hollow Road	McDonald, PA 15057
Robert L. Fedinetz	25 Fort Cherry Road	McDonald, PA 15057
Richard & Kay Moore	163 McConnell Road	Canonsburg, PA 15317
Paul C. & Nanette M. Battista	28 Johnston Road	McDonald, PA 15057
Charles W. Bowen	102 Bowen Road	McDonald, PA 15057
Thomas P. & Gloria D. Kelly	70 Bowen Road	McDonald, PA 15057
James C. & Mary F. Markovitz	200 Cherry Valley Road	McDonald, PA 15057
Victor Dosse	109 Froebe Road, P.O. Box 57	Venetia, PA 15367

Ohio Valley LBC #8 10 & 13

Ohio Valley Lutheran Bible Camp	81 Bible Camp Lane	Hickory, PA 15340
Hiroshi & Lori O. Uchida	58 Emerald Drive	Washington, PA 15301
Bruno F. & Eleanor A. Pichora	70 Bible Camp Lane	Hickory, PA 15340
David John & Pamela J. Pichora	24 William Drive	Coraopolis, PA 15108
Charles W. Orton & Fred W. Fettig	150 Eberle Road	Hickory, PA 15340
Richard W. & Jane Schneider Sr.	151 Agape Road	Hickory, PA 15340
A&R Company	Box 15585	Pittsburgh, PA 15244
Mark E. & Brenda Kay Gilbert	90 Agape Road	Hickory, PA 15340
Martin F. & Margaret G. Olear	5 Quarry Lane	Hickory, PA 15340
Nancy Steward	131 Caldwell Road	Hickory, PA 15340
Tim Allison & Colleen J. Fasnacht	14 Quarry Lane	Hickory, PA 15340
Roland J. Talton	9710 Third Street	Inglewood, CA 90305
Richard J. & Jymme McQuinlan	91 Caldwell Road	Hickory, PA 15340

Yonker Unit 1-5H

Edward J. & Genevieve Thomas Jr	8713 Noblestown Road	McDonald, PA 15057
Richard C. & Carol J.D. Wallace	P.O. Box 425	Hickory, PA 15340
Edward J Thomas III, Gerald A. Thomas & Janice G. McLaughlin	26 Top Street	McDonald, PA 15057
August A. & Sandra Caleffe	32 Caleffe Road	McDonald, PA 15057
Turk Family Inc.	302 Valley Street	McDonald, PA 15057
Scott Weitzel	46 Baker Road	McDonald, PA 15057
Robert J. & Donna J. Meade	12 Baker Street	McDonald, PA 15057
Joseph & Barbara L. Sobolewski	4 Zuk Lane	McDonald, PA 15057
William R. & Terri K. Huck	8 Zuk Lane	McDonald, PA 15057
Frank & Rosemary G. Zuk	320 Magazine Street	Carnegie, PA 15106
Thomas & Mildred A. Cowden	254 Fort Cherry Road	McDonald, PA 15057
Paul Salansky	286 California Drive	Coal Center, PA 15243
Daniel J. Caleffe	14 Caleffe Road	McDonald, PA 15057
Mark A. & Holly P. Onopiuk	84 Baker Road	McDonald, PA 15057

Drugmand Unid #1-8H

Frank M. & Dorothy H. Hnat	349 Fort Cherry Road	McDonald, PA 15057
Terry P. & Donna J. Lynch	331 Fort Cherry Road	McDonald, PA 15057
Dean W. & Kimberly A. Schlebusch	329 Fort Cherry Road	McDonald, PA 15057
William R & Diana L. Miller	334 Fort Cherry Road	McDonald, PA 15057
Ronal N. & Debra J. Hampe	342 Fort Cherry Road	McDonald, PA 15057
Richard E. & Judith M. Salkeld	350 Fort Cherry Road	McDonald, PA 15057
Gerald & Marlene Thomas	360 Fort Cherry Road	McDonald, PA 15057
Dorothy Alrutz	376 Fort Cherry Road	McDonald, PA 15057
Eugene C. & Lillian S. Leber	370 Fort Cherry Road	McDonald, PA 15057
Joseph C. & James Petricca	1640 Millers Run Road	McDonald, PA 15057
Dorothy Slates	401 Fort Cherry Road	McDonald, PA 15057
Darryl F. & Brenda M. Schuman	409 Fort Cherry Road	McDonald, PA 15057
Robert M. & Peggy D. Smith	381 Fort Cherry Road	McDonald, PA 15057
Bryan R. & Karen D. Smith	391 Fort Cherry Road	McDonald, PA 15057
Louis M. & Erma L. McMaster	323 Waterdam Road, P.O. Box 6	Hickory, PA 15340
Joseph Jefferey Skowvron	280 Waterdam Road	McDonald, PA 15057
Donald A. & Pamela J. Habe	235 Walnut Road	McDonald, PA 15057
Elsie & Olive Smith, John Ferrell, & Dorothy & Wilbert H. Walker, et al	381 Fort Cherry Road	McDonald, PA 15057

Do Not Write in This Space. For Office Use Only

Date Hearing Advertised _____ Appeal No. _____

Fee Paid _____ Receipt No. _____ Date _____

**ZONING BOARD
Township of Mt. Pleasant
NOTICE OF APPEAL**

(I) (We) Range Resources - Appalachia, LLC of 380 Southpointe Boulevard, Suite 300, Canonsburg, PA 15317
(name) (mailing address)

request that a determination be made by the Zoning Hearing Board on the following appeal, which was denied by the Zoning Officer on _____, 20____, for the reason that it was a matter which in the opinion of the Zoning Officer should properly come before the Board.

An interpretation a special exception a variance is requested to Article XII, Section 200, subsection 113, paragraph D of the Zoning Ordinance for the reason that:

It is an appeal for an interpretation of the ordinance or map.

It is a special exception to the ordinance on which the Zoning Hearing Board is required to pass

It is a request for a variance relating to the area frontage yard height use or provisions of the ordinance

(state, if request is for purpose other than those enumerated)

Provisions of the Ordinance

The description of the property involved in this appeal is as follows:

Location: 86 Baker Road, McDonald, PA 15057

Parcel #: 460-018-00-00-0002-00

Lot Size: 118.0 acres Present use: Natural gaswell Zone District: R-1

Present improvements upon land: Various

Proposed Use: Temporary bunk trailers

(I) (We) believe that the Board should approve this request because: (include the grounds for appeal or reasons both with respect to the law and fact for granting the appeal or special exception or variance, and if hardship is claimed, state the specific hardship).

See Exhibit "A" attached.



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Oil and Gas Management Program
WELL LOCATION PLAT

DEP USE ONLY	DEP Application Tracking #	G:
	Permit #	C:
	Project #	

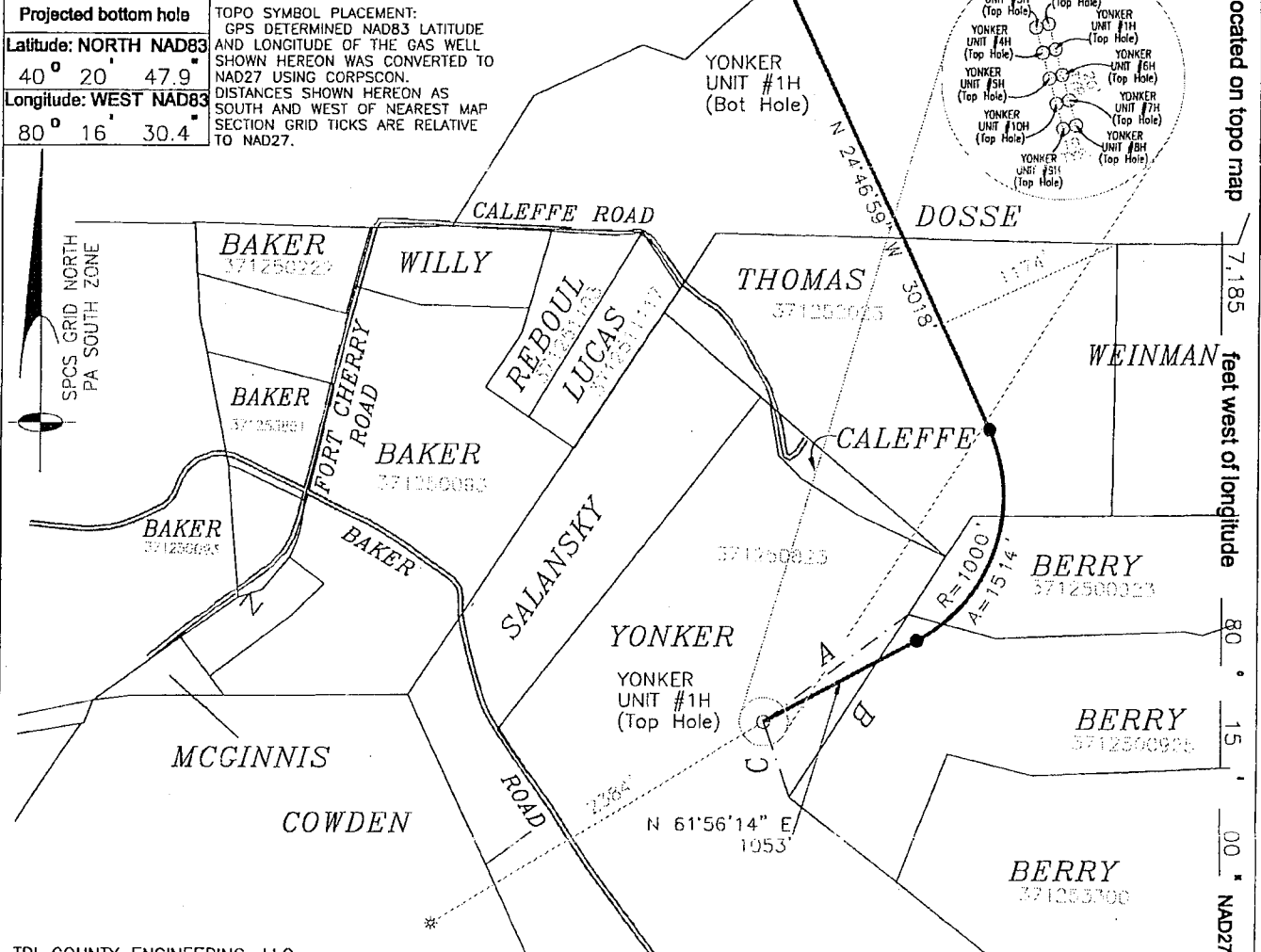
<input type="checkbox"/>	Denotes location of well on topo map. NAD27
True Latitude: NORTH (NAD83)	
40° 20' 03.1"	
True Longitude: WEST (NAD83)	
80° 16' 32.0"	
Projected bottom hole	
Latitude: NORTH NAD83	
40° 20' 47.9"	
Longitude: WEST NAD83	
80° 16' 30.4"	

Well is located on topo map 14,890 feet south of latitude 40° 22' 30" NAD27

NOTE:
THIS PLAT IS FOR WELL LOCATION PURPOSES ONLY AND DOES NOT REPRESENT A COMPLETE BOUNDARY SURVEY. CORNERS AND LINES PERTINENT TO LOCATING THE WELL ARE FROM FIELD SURVEY. OTHER LINES AND FEATURES ARE FROM TAX MAPS AND/OR DEEDS.

A = N 53°06'21" E 1098.77'
B = S 32°42'31" W 1330.38'
C = N 19°10'12" W 486.78'

Well is located on topo map 7,185 feet west of longitude 80° 15' 00" NAD27



TRI-COUNTY ENGINEERING, LLC
Surveyor or Engineer: STEPHEN PILIPOVICH (724)832-8814 RRAOG11-31-1H TOPO Date: 06/12/2009 Scale: 1" = 1000' Tract Acreage: []

Lat. & Long Metadata Method Direct GPS Accuracy SUB-METER ft. Datum NAD 83		Elevation Metadata Method USGS Topo Mgp Accuracy 5' ft. Datum NGVD 29	
Applicant / Well Operator Name RANGE RESOURCES - APPALACHIA LLC		Well (Farm) Name YONKER UNIT	
Address 380 SOUTHPOINTE BLVD, SUITE 300 CANONSBURG, PA 15317		County - Code WASHINGTON - 63	Municipality MOUNT PLEASANT TOWNSHIP
Surface Landowner / Lessor GEORGE H. YONKER		USGS 71/2 Quadrangle Map Name MIDWAY	Map Section 3
Target Formation(s) MARCELLUS		Anticipated Total Depth TVD TMD	
Surface Owner of Water Purveyor with a Water Supply within 1,000 ft.		Name of Coal Seam Owned, Leased, or Operated	
NONE		CONSOLIDATION COAL COMPANY ALL SEAMS	

Exhibit A

This Notice of Appeal (Application for Special Exception) is filed by Range Resources – Appalachia, LLC (“Range”) in connection with the proposed drilling by Range and its contractors of natural gas wells on the parcel described in this application located at 86 Baker Road (the “Property”). Range is the lessee under an oil and gas lease relating to the Property and intends to drill natural gas wells on the Property once it has obtained from Mt. Pleasant Township (the “Township”) Gas/Oil Well Permits permitting the drilling of these wells.

For safety and security necessary during drilling operations, ten to fifteen personnel are on call 24 hours per day and must be stationed on location in close proximity to the drilling rig. These personnel include supervisory personnel and certain individuals who perform specialized functions relating to drilling operations, and are referred to in this Application as “Supervisors”. Range stations temporary trailers providing rest/sleep accommodations, kitchen equipment and bathing/bathroom facilities near the well pad so that the Supervisors can remain on-site. These trailers are not attached to any permanent foundation or installation and are not attached to any permanent utility hook-up. Temporary trailers that include all of this equipment and facilities are required to allow the Supervisors the necessary access and availability to ensure safe operations. These trailers are “structures and equipment necessary to accomplish the removal” of natural gas resources. These trailers are removed from the well site as soon as drilling operations are completed. As a result, pursuant to the definition of “oil and gas wells” under Section 200.9 of the Zoning Ordinance these trailers are included in the permitted use of oil and gas wells in the R-1 zoning district in which the Property is located.

The drilling work team also includes drilling rig workers who work twelve hour shifts and typically spend much or all of their twelve hour off-time at the well location. Range provides temporary trailers (“Bunk Trailers”) of the same nature as described above at the drilling site for use by the drilling rig workers during their off-hours.

It is Range’s position that the Bunk Trailers are also “structures and equipment necessary to accomplish the removal” of natural gas resources and are therefore permitted pursuant to the definition of “oil and gas wells” under Section 200.9 of the Zoning Ordinance and the well permit issued by the Township. The Township Zoning Officer has taken a different position, however, and has advised Range that it needs to obtain a special exception from the Zoning Hearing Board granting Range and its contractors the right to use Bunk Trailers as a “temporary use or structure” pursuant to Section 200-113(D) of the Zoning Ordinance. Range has filed this Application pursuant to that directive, but reserves all rights with respect to its position that the Bunk Trailers are included in the permitted use of oil and gas wells under the Zoning Ordinance and Range’s well permit.

The Property is located in the R-1 zoning district. Section 200-89 in Article XII of the Zoning Ordinance relating to use by special exceptions provides for use by special exception of uses of the same general character as any of the uses authorized as permitted uses by right, conditional uses or uses by special exception in the zoning district in which the property is located if the

Zoning Hearing Board determines that the impact of the proposed use on the environment and adjacent streets and properties is equal to or less than any use specifically listed in the zoning district. In this instance, use of the Bunk Trailers by drilling rig hands is a use of the same general character of the use of the temporary trailers at the wells sites by the Supervisors, which is permitted as of right as structures necessary to accomplish the removal of the natural gas under the permitted use of oil and gas wells. Section 200-89(D) of the Zoning Ordinance provides that if the proposed use is determined by the Zoning Hearing Board to be most nearly comparable to a permitted use, which Range submits is the case here, then the Zoning Hearing Board shall review the proposed use as a use by special exception. Section 200-113(D) of the Zoning Ordinance sets forth the requirements that must be met for the issuance of a special exception permitting temporary uses or structures. Those requirements are as follows:

1. The approval by the Zoning Hearing Board must be for a specific time period not exceeding six months, although an extension may be granted by the Zoning Officer if the conditions of the original approval are maintained. Range anticipates that it will need to use the Bunk Trailers for a maximum period of approximately six months, and will apply to the Zoning Officer for an extension if an extension is required.
2. All temporary structures must be removed within 10 days of the expiration of the approved time period. Range will agree to remove the Bunk Trailers within that time period.
3. The Bunk Trailers shall not be accessible to the public, so the requirements of paragraphs (F), (H) and (I) of Section 200-113 do not apply.
4. Since the Bunk Trailers are proposed to be used as accessory structures they must comply with the requirements of the R-1 zoning district for accessory structures. Those requirements are:
 - a. The Bunk Trailers cannot be more than 15 feet high (Section 200-23(I)(2)). The Bunk Trailers satisfy this requirement.

As a result, the Bunk Trailers satisfy the requirements set forth in the Zoning Ordinance for the issuance of a special exception under Section 200-113(D) of the Zoning Ordinance.

Exhibit "B"**Properties located within 300 feet from the exterior limits of the Yonker Unit**

Owner Name	Map Number	Address
Edward J. Thomas, Jr. & Genevieve Thomas	460-021-00-00-0004-00	8713 Noblestown Road, McDonald, PA 15057
Richard C. & Carol J. D. Wallace	460-021-00-00-0004-02	P.O. Box 425 Hickory, PA 15340
Edward J. Thomas, III, & Gerald A. Thomas, Janice G. McLaughlin	460-021-00-00-0004-04	26 Top Street, McDonald, PA 15057
August A. & Sandra Caleffe	460-021-00-00-0005-00	32 Caleffe Road, McDonald, PA 15057
Turk Family, Inc.	460-012-00-00-0040-00	302 Valley Street, McDonald, PA 15057
Scott L. Weitzel	460-012-00-00-0034-00	46 Baker Road, McDonald, PA 15057
Robert J. & Donna J. Meade	460-012-00-00-0033-00	12 Baker Street, McDonald, PA 15057
Joseph & Barbara L. Sobolewski	460-018-00-00-0002-03	4 Zuk Lane, McDonald, PA 15057
William R. & Terri K. Huck	460-018-00-00-0002-02	8 Zuk Lane, McDonald, PA 15057
Frank & Rosemary G. Zuk	460-018-00-00-0006-00 460-018-00-00-0006-01	320 Magazine Street, Carnegie, PA 15106
Thomas & Mildred A. Cowden	460-018-00-00-0011-00	254 Fort Cherry Road, McDonald, PA 15057
Paul Salansky	460-018-00-00-0001-00	286 California Drive, Coal Center, PA 15243
Daniel J. Caleffe	460-018-00-00-0002-01	14 Caleffe Road, McDonald, PA 15057
Mark A. & Holly P. Onopiuk	460-018-00-00-0003-00	84 Baker Road, McDonald, PA 15057