

Tom Connelly

From: Ed Jepson <edjepson@gmail.com>
Sent: Monday, March 2, 2020 6:26 PM
To: Tom Connelly
Subject: Woodsdale Hill

Tom,
I do think residents of the Woodsdale area should have some priority on speaking at a public hearing of the Wheeling Planning Commission. We have more at stake than any other class of speakers. Anyone from Wheeling should have a higher right than a county resident. Higher than someone from Charleston, WV or anywhere in Ohio, Pennsylvania or elsewhere. An occasional visitor to Oglebay, or a student of a local school etc. should not have the same right as a Woodsdale resident and taxpayer.
Thank you, and thanks again for your hard and diligent efforts for the commission and city.

Ed Jepson
2 Hazlett Court
Wheeling, WV 26003

--
Ed Jepson
edjepson@gmail.com

Disclaimer: This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential or privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email immediately and destroy all copies of this message.

Tom Connelly

From: Sandin Phillipson <sedphil24@comcast.net>
Sent: Thursday, March 5, 2020 9:20 PM
To: Tom Connelly
Cc: Wendy Scatterday
Subject: Larson Geotechnical Document
Attachments: Planning Commission Larson Geotech Response.pdf

Dear Mr. Connelly,

I wish to provide the attached comments, for consideration by the Wheeling Planning Commission, regarding Larson Design Group's subsurface geotechnical assessment posted on the City of Wheeling's website. I provide this assessment in response to your and Mr.

Mauck's solicitation of public comment on the proposal. For the sake of completeness, my 4th Ward representative, Wendy Scatterday, is also copied.

Sincerely,
Sandin Phillipson
24 Shady Street
Wheeling, WV 26003
304-218-9975

SANDIN E. PHILLIPSON, PH.D.

24 Shady Street
Wheeling, WV 26003
304-218-9975

March 5, 2020

Mr. Tom Connelly
Planning Commission
1500 Chapline Street, Suite 305
Wheeling, WV 26003
304-234-3701

Dear Mr. Connelly,

In accordance with the solicitation of public comments at meetings of the Planning Commission, I would like to share my assessment of information recently submitted by Larson Design Group (LDG) regarding a subsurface geotechnical evaluation of parcels W26-90, W32-99.2, and W26-90.2, representing the site of a development proposed by GC&P Development, LLC. I previously provided comments to the Planning Commission regarding GC&P's geotechnical efforts in correspondence dated October 12, 2019. In that letter, I suggested that a proper geotechnical study should address a) the stability of the south-facing slope above the neighborhood of Woodsdale; b) the stability of the resulting highwall that will be formed as a result of excavating 9 million cubic yards of rock and soil, and; c) subsidence potential of the previously mined Pittsburgh Seam.

The recently provided information by LDG appears to primarily focus on coal seams, but does not address the stability of the slope above Woodsdale. In point of fact, the report references the south-facing slope as being intact, when in reality the south facing slope has been clear cut to the GC&P property line and as such is not intact. Nor does the LDG report address the stability of the highwall that will result from excavation. Examples of appropriate tests to determine necessary design parameters have been previously suggested in my correspondence of October 12, 2019. Instead, the LDG report appears to focus on the Pittsburgh Seam, in terms of potential Acid Mine Drainage and subsidence.

LDG provides a summary of the stratigraphy of the site based on the 1968 Geologic Map of West Virginia, noting the expected presence of the Pittsburgh, Redstone, and Washington coal seams, and citing the potential need for Acid Mine Drainage mitigation. LDG also references the presence of orange Acid Mine Drainage discharge located in the wall of the creek along State Route 88, which is in agreement with my own observations in a document previously provided to the Planning Commission entitled "Previous Mining and Mine Subsidence Potential." LDG indicates that the Pittsburgh Seam (elevation 760 feet above sea level) will be exposed in the highwall (elevation 750 feet to 925 feet) constructed adjacent to State Route 88, which is in agreement with my interpretation of GC&P maps, provided previously in publically solicited comments to the Planning Commission. Thus, GC&P's consultant appears to substantiate public concern regarding the potential for Acid Mine Drainage resulting from excavation at the site, and suggests the need for mitigation measures.

However, LDG has not actually performed any subsurface investigation to characterize the nature of the Pittsburgh Seam, while recognizing that it has been mined extensively.

It should be noted that the core samples from holes B-1, B-2, and B-3 were drilled previously, as stated by LDG, ostensibly for the purpose of confirming limestone thickness, and bottom well above the Pittsburgh Seam. Holes B-1, B-2, and B-3 bottom out at 938, 937.8, and 952.1 feet above sea level, respectively, compared to a stated elevation of the Pittsburgh Seam of 760 feet above sea level. Thus, the bore holes are not useful for characterizing conditions in the Pittsburgh Seam. Nor are they useful for characterizing highwall stability.

LDG states "The potential for mine subsidence on a site decreases when the depth to the mined coal seam is more than 100 feet. The potential for mine subsidence is low." This opinion is not substantiated with a reference. In actuality, the potential for mine subsidence is a function of the depth and the width of the extracted area. As previously described in the document "Previous Mining and Mine Subsidence Potential," the Pittsburgh-Wheeling Coal Co.'s Edgewood Mine is characterized by a mining pattern in which 250-foot-wide panels are separated by composite barriers, left in place to protect track haulage entries. Pillar stability analyses presented in that document indicate the composite barrier systems are likely to have remained intact, capable of supporting the weight of the rock above them. In contrast, the intervening 250-foot-wide panels host narrow coal fenders with low stability, prone to failure if they have not already failed. Thus, the 250-foot panel width, the potential void, is greater than the 190-foot thickness of overlying rock from the Pittsburgh Seam to the pad elevation. This results in a width-to-depth ratio of 1.3, which is near the critical depth ratio of 1.4 that would allow maximum subsidence in a sequence of interbedded shale and siltstone. When a critical width to depth ratio is achieved, maximum subsidence, generally 70% of the mining height, will occur at the surface. Assuming a 30 degree angle of draw, as does the WV DEP, an area 470 feet wide could be affected by subsidence above each 250-foot-wide panels at the elevation of the development pad. Damage would be even more widespread and more likely if the developer chose to establish their pad at a lower elevation than the stated 950 fasl. These relationships from longwall mining are well established and, as such, the basis of the consultant's statement that mine subsidence potential is low when depths are greater than 100 feet has little merit.

In light of the unknown character of mining in the Pittsburgh Seam and the developer's apparent reluctance to perform a proper, thorough characterization of the site, not only of the Pittsburgh Seam, but also of future highwall stability and design, and slope stability of the south-facing ridge, I again urge the Commission to deny the SAP and retain the current Conservation designation. The existing Comprehensive Plan presciently recognized the potential harm inherent in development of unstable slopes. The latest submittal from the developer simply underscores the unsuitability of disturbing the ridge bounded by Woodsdale and Waddles Run.

Sincerely,
Sandin E. Phillipson, Ph.D.
Geologist

Tom Connelly

From: Karen Kangisser <karenkangisser@yahoo.com>
Sent: Tuesday, March 24, 2020 12:55 PM
To: Tom Connelly
Cc: 📧Karen Kangisser
Subject: GC&P-SAP Public Hearing information

Hi Tom,

Thank you for all the information you provide through the city's website and I hope that this email finds your family and you well. I've read through the News and Notification releases pertaining to the public meetings at the city building. I've also read thru the transcript of the March 2, Planning Commission meeting and understand that anything voted upon at the March 2 meeting primarily the May 11, Planning Commission public hearing, may have to change as a result of the COVID-19 pandemic.

We are planning a live-stream this week for the members of the WoodsdaleUnited FB group, during which we would like provide any new information regarding the format of April 6, Planning Commission meeting. If you could let me know when any decisions are made about the format that would be very helpful even if it is later rather than sooner. Also, I'm guessing that the May 11, public hearing may be impacted by the quarantines, I'm also guessing that there are no rules in place that set parameters for something like this.

I suggest that before GC&P is permitted to speak to the Planning Commission on April 6, that someone from the Greggsville/Woodsdale community (me) also be present in the gallery so that at no time the perception that Planning Commissioner favors the applicant over the residents is present.

I'm also wondering did the Planning Commission received the TIS from GC&P?

Thanks so much.
Please stay safe.

Karen

Karen Kangisser
2 Lorraine Terrace
Wheeling, WV 26003
304-551-5445
karenkangisser@yahoo.com

Tom Connelly

From: Sandin Phillipson <sedphil24@comcast.net>
Sent: Friday, March 27, 2020 6:26 PM
To: Tom Connelly
Cc: Wendy Scatterday
Subject: Independent Consultants, Re: March 27 Staff Report

Dear Mr. Connelly,

I have read your posting to the City of Wheeling website regarding the staff report for the April 6 meeting of the Planning Commission.

I applaud your intention to engage an independent consultant to review the SAP applicant's geotechnical reports. The application of geotechnical data to the design of surface and underground mines is an area that I have some familiarity with, and I can confidently state that the documents thus far submitted by Thrasher and Larson are so lacking in substance as to be useless for characterizing highwall stability, underground mine stability, slope stability, or mine drainage potential. This, however, is old ground that I have covered in previous correspondence.

The pool of competent, specialized engineering firms qualified to assess mine designs is relatively small. May I offer for your consideration a list of those that I believe to be among the best in the business, in no particular order. This is not an endorsement by me, but I do happen to have knowledge that these entities are well acquainted with surface and underground mine design and stability characterization.

Keystone Mining Services (Jennmar)
John T. Boyd, Inc.
Agapito Associates, Inc.
ITASCA Consulting Group
Marshall Miller
Appalachian Mining and Engineering (David Newman)

Sincerely,
Sandin E. Phillipson, Ph.D.
Geologist

Tom Connelly

From: Carol <toula124@yahoo.com>
Sent: Saturday, March 28, 2020 10:04 PM
To: Tom Connelly
Subject: Run off

Hello Mr. Connelly. I just sent you some pictures of our back hillside in the Woodsdale area on Edgewood Street. I know it's been a very hard rain but we have lived here 37 years and we've never experienced anything like this but due to the skimming of our back hillside we believe this is causing this water to wash out our back patio. My name is Paul Jebbia I live on Edgewood Street in Woodsdale.

Sent from my iPhone

Tom Connelly

From: Ann <awcoleman@comcast.net>
Sent: Thursday, April 2, 2020 10:43 AM
To: Tom Connelly
Subject: FW: update on water from the hill in woodsdale
Attachments: IMG_0027.jpeg; IMG_0026.jpeg; IMG_0032.jpeg; IMG_0034.jpeg; IMG_2677.JPG; IMG_2678.JPG; IMG_2681.JPG; IMG_0029.jpeg; IMG_0033.jpeg

(Pictures are from the first storm on Saturday – water increased with the next 2 storms. I was too busy bailing to photograph)

Good morning Mr. Connelly and Planning Commission Members,

I have attached photos from the latest round of flooding in Woodsdale . For this email I am focusing on the water issues on Woodlawn Court. I experienced basement flooding from the water running down the hill that you see in the photos attached.

PLEASE REMEMBER THAT THIS PROPERTY WAS PURCHASED BY MY FAMILY IN 1955 AND HAD NO WATER ISSUES UNTIL 2011 WHEN WAVES OF WATER AND MUD BEGAN COMING DOWN “THE HILL”. I called the fire dept to protect my elderly mother on hospice in 2011.

I have more than 30 sandbags surrounding the house to protect it . They are there 24/7 and I have to replace them as they break. I was carrying 70 lb sandbags up a hill to add to the collection this past Saturday night in the lightning storm. In addition I bailed buckets in the height of the storm for hours and also used a submersible pond pump in the basement window wells that could not keep up. This is at a house that was totally dry until 2011. As a 64 year old single woman I cannot continue to lift sandbags in future years – but what choice do you have on a late Saturday night in an emergency? I carry additional sandbags in my car at all times- in all months- because of this threat. I have water sensors on the security system that call me when water comes in the basement. I believe this problem is bigger than me - I cannot afford to continue to save my house.!!

I have been told that water retention plans run in the neighborhood of \$10,000 – just for the plan and then an equal or higher amount to have someone actually dig and construct the plan. I have had multiple landscape architect companies and excavation /construction companies tour the property. Everyone just gives up. I do not think this should be my expense if this water is due to man- made changes on “the hill”. But what choice do I have to save my childhood home?? I cannot sell a house with these issues.

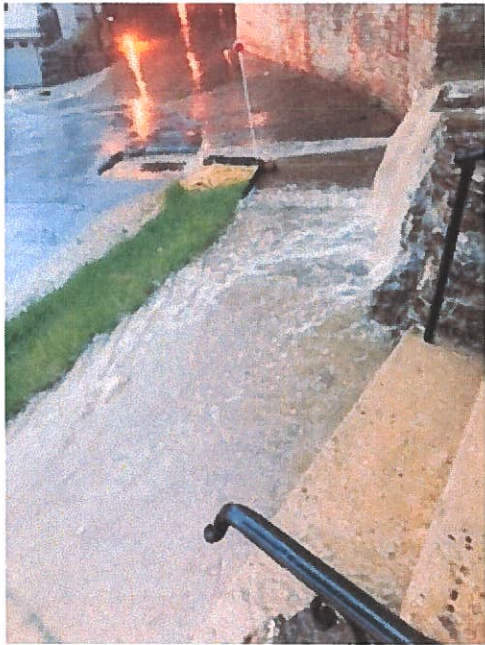
I have lived in this neighborhood my entire life and have daily monitored the changes in water coming down. I have been in constant touch with Bob Weisner from water pollution control and others in city government. I am out of options and feel that I may soon join the hoards of neighbors who are interested in leaving the historical neighborhood I love. I literally want to throw up every time it rains because I know what is probably coming – and it does.

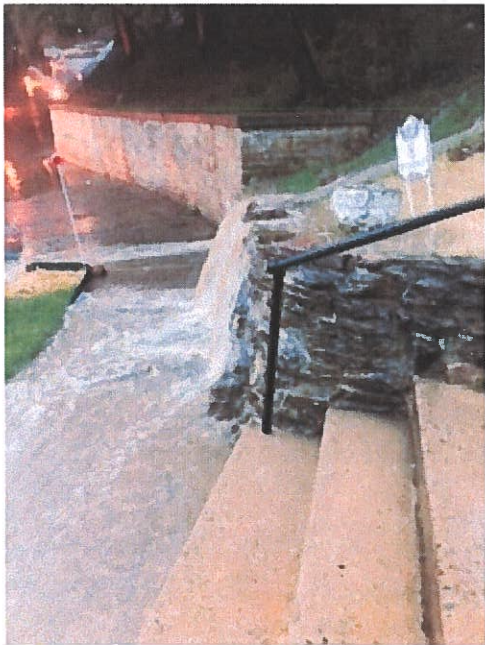
I beg you to consider these issues as you make decisions about Woodsdale. I am one of the 900 families tucked under this hill . We have invested in the city and in this neighborhood and look to you for protection. Please , please help.

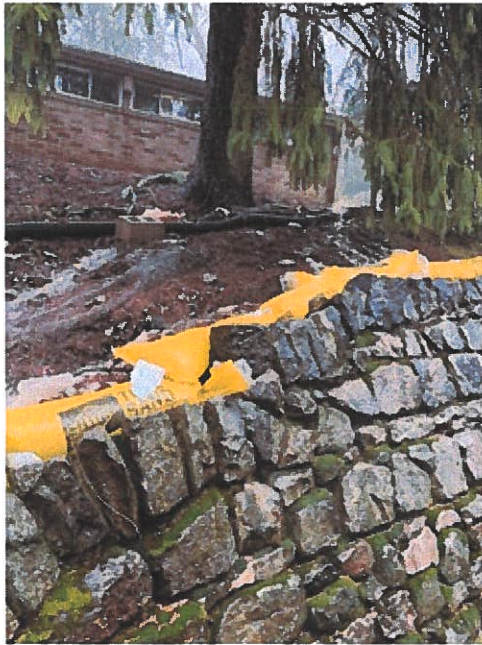
Ann Coleman
Life- long Woodsdale Resident
awcoleman@comcast.net

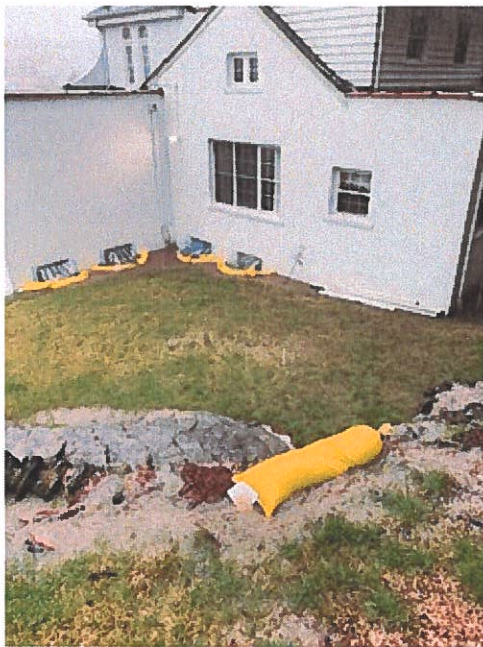
— Correspondence Set 6 – p.165 —

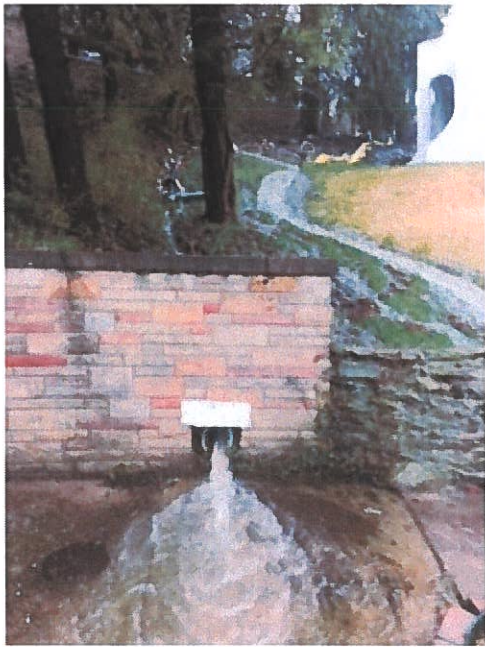






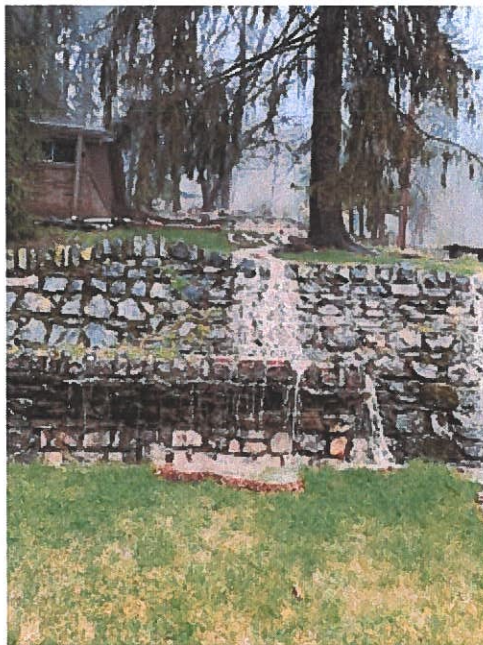












Tom Connelly

From: James Wood <aquaticmind@gmail.com>
Sent: Thursday, April 2, 2020 4:58 PM
To: Tom Connelly
Cc: Chad Thalman; Ken Imer; Melinda Koslik; Wendy Scatterday; Ty Thorngate; Dave Palmer; Glenn Elliott; Rosemary Humway-Warmuth
Subject: Please vote no on to the Woodsdale mining project

Hi Mr. Connelly,

Thank you for your work on the Planing Committee. I am a homeowner in Woodsdale and am concerned about the flooding issues that appear to be related to the logging activities on the Woodsdale hill and the reduction in quality of life that would result from the mining and development project if approved. While I'm lucky that I didn't have sewage backup into my basement, I did have plenty water running though basement after the streets filled with water.

Professional

I have a background in watershed management and stream ecology and I hold a PhD in Ecology and Masters degrees in Plant Biology. When the hillsides are logged the height of the water table increases (became closer the surface) because the trees were no longer sucking up the water from the ground. A higher water table can hold less "new" water, resulting in more runoff. Trees on the hillside slow down water running off the hillside by trapping water in the leaves, branches, and roots of the living trees. Additionally, the dead leaves, sticks, and branches that the trees produce and drop to the ground each years help trap water on the surface, further slowing down the speed of runoff on hillsides. This additional time allows more infiltrate into the ground reducing surface runoff. Furthermore, the roots of the trees facilitate infiltration of the surface water into the ground, further reducing surface runoff. In a nutshell, no pun intended, forested hillside reduce surface runoff, while logged and developed hillside increase surface runoff, destabilize soils, and can increase down-slope flooding.

It appears to me that recent flooding issues are driven to a large extent by surface runoff from the hillside. A friend and neighbor of mine in Woodsdale had a new spring pop up in his yard, where he has lived for many years (without a spring). Additionally, climate projection for this region indicate increased rainfall and more intense rainfall events, which will in all likelihood further exacerbate the current runoff/flooding issue, likely resulting in more frequent floods and/or more severe flooding events. The city would be wise to plan for these future events.

Many municipality are focused on maintaining and restoring forested hillside to prevent downslope flooding. For example Ellicott City, MD, has experienced major recent flooding issues, in part due to development on steep hillsides. One actions that many cities are taking in order to reduce flooding is to restore forest to hillsides and prevent future development on steep hillsides.

An additional actions cities are taking to reduce downhill and downstream flooding is the creation of watershed and stream bank restoration plans. The plans allow additional storage space for floodwater within the channel by restoring stream's natural floodplain (in many cases, these have been filled it to facilitate development) and revegetating stream banks, all of which help reduce downstream flooding.

Personally

I have many concerns with the proposed mining project and potintal development including: **health, safety, and environmental issues** related to the mining operation, mining traffic, and the development (**light, noise, pollution, hazardous traffic, flooding**). Some of these impacts would last in perpetuity and negatively impact the Woodsdale neighborhood, National Road, the Kroger's area, and all areas downstream of Long Run and the confluence of long run

with Wheeling Creek. Additionally the erosion of stream banks everywhere downstream along Long Run and Wheeling Creek may ultimately cost the city and private property owners millions in property damage. All property owners downstream of the development (including those along Wheeling Creek) will be negatively impacted by this development.

I am also concerned about the economic impact to downtown. Many cities have seen their downtown's becomes ghost town after similar developments have been allowed. I moved to Wheeling in large part due the efforts to revive a unique and beautiful downtown area and the proposed development on Woodsale Hill would be very bad for downtown. If the development goes through, I will likely find a job elsewhere and move away from Wheeling, simply put I'm not interested in living next to mining operation nor a shopping center. Few people do.

Lastly, I ask the city be proactive and look at the possibility of purchasing the property in order to make it a large, wooded city part available to all city residents. Many cities are doing this very thing as part of flood mitigation and sustainability planning, and to enhance quality of life of city residents. There would be **economic benefits to acquisition of the property as greenspace and critical infrastructure for flood control**, Wheeling has very little "green space" that is accessible and walkable from the neighborhoods. Restoration of this greenspace will reduce flooding in the adjacent neighborhoods, improve quality of life to citizens in Wheeling, help attract visitors to the city, and improve retention of current residents. This area could be very similar to like Grandview Park in Moundsville.

Sorry for the long email, but as a resident of the Woodsdale, this proposed project weights on my mind and will ultimately affect the value of my property and my desire to stay in the Wheeling area.

Thank you for taking the time to hear my concerns and opinions.

Sincerely,

~James Wood

PhD Ecology (specialized in Plant and Stream Ecology)

P.S. the opinions and ideas expressed in this email are mine alone and do not represent the opinions or ideas of any organization or entity.

Tom Connelly

From: Galey <trulymac@comcast.net>
Sent: Sunday, April 5, 2020 8:16 PM
To: Tom Connelly
Subject: Fwd: GC&P Development

I sent this to the wrong email. Sorry.

Sent from my iPhone

Begin forwarded message:

From: Galey <trulymac@comcast.net>
Date: April 5, 2020 at 7:36:47 PM EDT
To: tomconnelly@wheelingwv.gov
Subject: GC&P Development

Dear Mr. Connelly,

I hope you and your family are safe and well.

My name is Galey M. Wilson and I am an owner of a residence at 14 Maple Avenue, Woodsdale, Wheeling, WV. My telephone number is 304-281-2456. I am also a member of Woodsdale United.

As a resident of Wheeling and Woodsdale since 1989 (my husband, Bill, was born and raised here - he recently passed away), I am extremely concerned about GP&P's proposal to Mine and then develop the hill above the Woodsale residential area. My concerns are as follow:

1. I am sure the 2014 Wheeling Comprehensive Plan was originally voted on and put into place to assure residents that areas of the city would remain as designated.
2. Woodsdale has had problems, as recently as a week and a half ago, with flooding due to old infrastructure i.e. sewer lines, etc. And since past logging on top of the hill, drainage resulting from the many trees missing, has only added to this huge problem. So let's throw in hill top removal.....??
3. Wheeling has a noise pollution law - I can't let my dog continuously bark or I can be sited. Can you imagine the noise from all the equipment needed to mine the top of that hill which would continuously go on for years. That alone should disqualify a zone change that would affect the health and peace of all Woodsdale families.
4. Continuous heavy truck traffic on Route 88 for the years it would take to remove the hilltop - estimate 5-10 years. Oglebay Park could be affected. Plus with all the bridge and road construction for the next 3 years, I can imagine how these trucks would add to the traffic and damage to the roads due to their heavy loads.

I am sure other residents are going to or have cited other issues that would negatively impact our historic neighborhood. The 2014 Comprehensive Plan was put into effect for many reasons, the most important being to protect our neighborhoods and our property values.

Thank you,

Sincerely,

Galey Wilson

PS. This is my opinion, but I think GC&P only has hilltop mining in mind and no intention of developing the area.

Sent from my iPad