

The regular monthly meeting of the Beaver County Planning Commission was held at 12:30 p.m., on Tuesday, January 20, 2015 at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Charlton & Egley; Messrs. Bragg, Farmer, Mitch, Rosatone, & Stuber

Absent: Ms. Barness, & Mr. Zagorski

Staff: Frank Mancini, Jr., Director of Planning & Economic Development
Joseph C. West, Department Manager of Planning William C. Evans, Associate Planner
Frank Vescio, Planning Asst/GIS Coordinator Susan M. Jamery, Senior Admin. Asst.
Sara Knapp, Shared Greenways & Environmental Planner

Solicitor: Attorney Sam Orr

Guests: Jim Shaner of BC Conservation District (BCCD), Joe Widener of Sen. Vogel's office & Jeremy Honhold of Congressman Rothfus' Office

Approval of previous meeting minutes

A motion was made by Mr. Stuber and seconded by Mr. Bragg to approve the minutes of the December 16, 2014 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status – Staff noted: On the Stormwater Management Project (Act 167) – status unchanged. Floodplain – status unchanged. Ohio River Trail – status unchanged. Raccoon Creek Watershed Conservation Plan – status unchanged. Natural Heritage Inventory – The finished copy is complete. It will be available to view on the Pennsylvania Natural Heritage Program website by the end of January. Frank reported that it is also now on the BCPC website. PA Brownfields Coalition Assessment Grant – 2 Proposals for Administrative Assistance are under review. ARC – they switched projects, removing the Aliquippa East End Gateway- and replacing it with the Train Station Project. GIS Update – ARC 10.3 is available, and staff will evaluate. Upgraded site seems to be operating properly. CCBC Committee visited our GIS room. Multi Municipal Comprehensive Plan- status unchanged. Brighton Twp Greenways Plan – status unchanged. MS4 Joint Ad –All responses were received – 29 out of the 30 MS4 municipalities are participating in the joint ad. Local Government Academy (LGA) – Internship Program – The LGA and COG met with the BC BOC in Sept to offer an internship for local municipalities. For \$8,000 the County can sponsor two interns (who will be selected by LGA) who will work with the selected municipalities. LGA will receive and review municipal applications desiring the interns, and select who gets the interns. Mr. Mancini hopes that this cost can be split/shared by BCPC and RABC (\$4,000 each). The municipality and LGA will each pay ½ of the intern's salary.

NEW BUSINESS
Development

Subdivisions for Review and Report (Major) - None

Subdivisions for Review and Report (Minor)

Carothers Consol Pl	Painter/Bell Subdiv #1	Daniels Subdiv #2	Hart Subd #1	Marzano 11 th St Pl
Monaca Boro	New Sewickley Twp	Ohioville Boro	Ohioville Boro	Patterson Twp

Proposed Land Developments

Beaver Falls City – JP Austin Assoc LD – plans to construct a 6,250 sf building on 24th Street Ext.
Center Twp – Columbia Gas Facility/Stone Ridge Develop LD – plans to construct a 31,712 sf building on Stoney Ridge Dr.
Center Twp – Ryno Productions Inc. LD - Plans for landscaping and addition of 2 parking spaces on Pleasant Dr.
After staff's review, a motion was made by Mr. Mitch and seconded by Mr. Rosatone to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Recommendations

Proposed Zoning Ordinances/Amendments

Beaver Falls and Brighton Twp- After staff's review, a motion was made by Mr. Farmer and seconded by Ms. Charlton to accept staff comments, as amended, and forward to the respective municipalities. Motion carried unanimously

Proposed Act 537 Revisions

New Sewickley Twp – Samuel S. Baker Subdiv #1 & New Sewickley Twp- Mark Skuse Property - After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Stuber to accept staff comments and forward to New Sewickley Township. Motion carried unanimously.

Proposed Comprehensive Plans

South Beaver Twp - After staff's review, a motion was made by Mr. Bragg and seconded by Mr. Farmer to accept staff comments as amended at the meeting, and forward to the applicant. Motion carried unanimously

Notifications

Encroachment Permits

New Sewickley Twp – Mark Skuse – Permit to allow the discharge of treated sewage to surface waters of the Commonwealth and/or construction of the facility.

NPDES Permits

New Sewickley Twp – PennEnergy Resources -2 – Permit for the: 1) Beaver Pad 11, Wells 1H, 2H, 3H & 4H; & 2) Beaver Pad 8, Wells 1H, 2H, 3H, & 4H

New Sewickley Twp – Mark Skuse - Permit to allow the discharge of treated sewage to surface waters of the Commonwealth and/or construction of the facility.

Oil & Gas Permits

New Sewickley Twp –Novak Wright SR STP – Permit for the Novak Wright SR STP (single residence sewage treatment facility).

Railroad Permits

Homewood Boro – County of Beaver – For approval of the alteration of the crossing where the Homewood Viaduct crosses above grade, the tracks of Norfolk Southern Corp.

Solid Waste Permits

Freedom Boro – Nexeo Solutions LLC – Class 1 Permit Modification Extension Letter for their Freedom facility.

Water Quality Permits

New Sewickley Twp – Mark Skuse - Permit to allow the discharge of treated sewage to surface waters of the Commonwealth and/or construction of the facility.

Misc. Permits & Info

11-25-14 US Fed Energy Regulatory Comm – Dominion Transmission, Inc. – Notice of intent to prepare an environmental assessment for the proposed Lebanon West II Project.

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Penn Energy Resources LLC – Beaver Pad 11, Wells 1H, 2H,3H,4H – New Sewickley Twp & oil & gas permit (A)
- Penn Energy Resources LLC–Beaver Pad 8, Wells 1H, 2H, 3H, 4H Re-permit – New Sewickley & Oil & gas permit – (A)
- Mark Skuse – NPDES, Encroachment & Water Quality Permits – New Sewickley Twp (A)
A motion was made by Ms. Charlton and seconded by Mr. Mitch to accept/ratify the above letter and the motion carried unanimously.

Misc./Informational

- 2014 BCPC Annual Report – BCPC staff is working on the 2014 Annual Report & will bring a final draft to the Feb. 2015 meeting for BCPC Board approval, so it can then be submitted to the BC BOC by March 1, 2015.
- BCPC 2015 Meetings Advertisement – a copy of the BCPC 2015 Meeting Ad was included in the meeting packet.
- BC Cons District Annual Donation – Mr. Shaner requested that the BCPC give their annual \$100 donation to be used for volunteer food for the Maple Syrup Festival. (Festival is March 28-29). Everyone was in favor of this.

Adjournment

There being no further business, Mr. Rosatone made the motion to adjourn and Mr. Farmer seconded. Motion carried unanimously and the meeting was adjourned.