

The regular monthly meeting of the Beaver County Planning Commission was held at 12:30 p.m., on Tuesday, March 17, 2015 at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Barness, Messrs. Farmer & Rosatone,

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

Solicitor: Attorney Sam Orr

Guests: None

Approval of previous meeting minutes

A motion was made by Ms. Charlton and seconded by Mr. Bragg to approve the minutes of the February 17, 2015 meeting. Mr. Zagorski abstained and the motion carried.

OLD BUSINESS

Projects Status: Staff noted: Stormwater Management Project (Act 167) – status unchanged. Mr. Mancini noted that Joe Widener of Sen. Vogel’s office sent him an email suggesting some possible funding sources for this project. Floodplain – Letter of Final Determination date is 2-17-15, with an effective date of 8-17-15. Ohio River Trail – Sara attended ORTC’s Phase 2 kick-off meeting on 2-22-15. The Phase 2 consists of an engineering study for the Sewickley to Moon trail section. Mackin is the engineer for the project. Raccoon Creek Watershed Conservation Plan – DCNR has the final draft – the Independence Conservancy is awaiting feedback, and then will hold a final public meeting before it is complete. EPA Brownfields Coalition Assessment Grant – Frank had a phone conference with the consultant; received formal proposal and discussing with EPA. GIS Update – Frank V & Joe finished uploading the ArcGIS 10.3 software. Frank V, Joe, Bill & Sara are attending a 9-week online ArcGIS class via Teleconferencing which began 2-16-15. Washington College is sponsoring the class. Joe attended the 2-18-15 CCBC GIS meeting only to find it was cancelled. Brighton Twp Greenways Plan - Status unchanged, but Sara will attend the 3-18-15 meeting. MS4 Joint Ad – The ad ran on 2-11-15 in the BC Times. The BCPC received the invoice & proof of publication from the Times and has forwarded same to the participating municipalities. Having no objections from the board, this project will be removed as it is completed for this year. Local Government Academy (LGA) Internship Program – Project is advancing, payment to LGA has been made, and have received 8 resumes for review.

NEW BUSINESS

Development

Subdivisions for Review and Report (No Municipal Subdivision Ordinance)

Presto Fitzpatrick Plan
Harmony Twp 3 Lots

After staff’s review, a motion was made by Mr. Mitch and seconded by Mr. Zagorski to accept staff comments and forward to Harmony Township. Motion carried unanimously

Subdivisions for Review and Report (Major)

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|------------------------|--------------------------|---------------------|
| Hostetter Lot Line Rev | Jaros Plan #3 | Lyman-Deltondo Plan |
| Chippewa Twp 3 Lots | New Sewickley Twp 3 Lots | Raccoon Twp 3 Lots |

After staff’s review, a motion was made by Mr. Zagorski and seconded by Mr. Bragg to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Subdivisions for Review and Report (Minor)

Sheline Plan Ridgeway/Donnelly Consol Pl
Brighton Twp Rochester Twp

Proposed Land Developments -- None

Recommendations

Proposed Zoning/SALDO Ordinances – None

Proposed Act 537 Revisions – None

Notifications

Encroachment Permits

Daugherty Twp – PennDOT - Permit for the SR 1016-B03 Structure Replacement Project.
New Sew & Marion Twp - Cardinal PA Midstream – Permit for the B5 Well Connect Project.
Potter Twp – Center Twp Water Auth – Permit for the River Intake and Water Treatment Project.

Oil & Gas Permits

Marion & New Sewickley Twp – Cardinal PA Midstream LLC – Permit for the B4 Well Connect Project.
Marion & New Sewickley Twp – PennEnergy Resources, LLC – Permit for the B5 to B4 TWL Project.
Marion Twp – PennEnergy Resources, LLC - Notification of Surface Water Withdrawal from Connoquenessing Creek (1,000,000 gallons per day).

Solid Waste Permits

Center & Hopewell – Aliquippa Metal Recovery, LLC – Bonding/Financial Assurances for Residual Waste General Permit.
Freedom Boro – Nexeo Solutions, LLC – Draft Permit for their Freedom facility – hazardous waste container storage.
Greene Twp – FirstEnergy Generation, LLC – Minor Permit Modification for the Little Blue Run Residual Waste Disposal Compound.

Other/Misc. Permits

Independence & Raccoon Twps – Vanderhoff Logging – Permit for the Molinaro Timber Harvest Project.

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Cardinal PA Midstream – B4 Well Connect – Marion & New Sewickley Twps & oil & gas permit (A)
- PennEnergy Resources – B5 to B4 TWL – Marion & New Sewickley Twps & oil & gas permit (A)
- Cardinal PA Midstream -B5 Well Connect –New Sew & Marion Twp & encroachment permit (A)
- Center Twp Water Auth – River Intake & Water Treatment Plant – Potter Twp & encroachment permit (A)
- PennDOT – SR 1016-B03 Structure Replacement – Daugherty Twp (A)
- PennDOT – SR 1026-B02 Reno St. Bridge Replacement – Rochester Twp & encroachment permit (R)

A motion was made by Mr. Bragg and seconded by Ms. Charlton to accept/ratify the above letter and the motion carried unanimously.

Misc./Informational

- 2014 BCPC Annual Report – The Annual Report was submitted to the BOC on February 18, 2015.

Adjournment

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