

The regular monthly meeting of the Beaver County Planning Commission was held at 12:30 p.m., on Tuesday, April 21, 2015 at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Mr. Rosatone

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

Solicitor: Attorney Sam Orr

Guests: Dan Distler - of BC Conservation District

**Approval of previous meeting minutes**

A motion was made by Mr. Stuber and seconded by Ms. Barness to approve the minutes of the March 17, 2015 meeting. Motion carried unanimously.

**OLD BUSINESS**

**Projects Status:** Staff noted: Stormwater Management Project (Act 167) –Status unchanged.

Floodplain – Letter of final determination date is 2-17-15, with an effective date of 8-17-15.

Ohio River Trail – BCPC received a notification from the ORTC that they applying for funding from DCNR for land acquisition for the Smith Ferry Trail, OTRC is looking to purchase the land for the trail and also for conservation/recreation purposes.

Raccoon Creek Watershed Conservation Plan – DCNR approved the final draft -- the Independence Conservancy is holding a public meeting on 5/27/2015 from 1:00-4:00pm to present the final plan to the public. Sara and Frank will attend.

EPA Brownfields Coalition Assessment Grant – Frank and Sara are working on the RFP/RFQ.

GIS Update – Frank V., Joe, Bill and Sara continue to attend a 9-week online ArcGIS class in the BCPC office conference room sponsored by Washington College. Joe created an Updated Enterprise Zone Map showing Industrial Zoned Properties for the BC CED. Joe received the Geodatabase for the Beaver Country Natural Inventory from Pete Woods, Ecologist Pennsylvania Natural Heritage Program, Western Pennsylvania Conservancy. Joe received two Municipal PennDOT and 2010 Land Use GIS Geodatabases from SPC. He downloaded unto the BCPC GIS system.

Brighton Twp Greenways Plan – Sara attended a steering committee meeting on 3/18/2015. Awaiting minutes of the 4/8/15 meeting. MS4 Joint Ad – The BCPC received the invoice and proof of publication from the Times. The ad was paid and copies of the proof of publication were mailed out to all MS4 municipalities. Sara and Frank have begun to work on the 2014 MS4 Annual Report.

Local Government Academy (LGA) Internship Program – Project is advancing. Payment to LGA has been made. Resumes have been received from approx. 20 persons.

Appalachia Regional Commission (ARC) - Joe received an email from Laura Mundell, of SPC, stating that it is time for the ARC FY16 Funding Project Reviews. The forms and cover sheets were sent with the email. Staff emailed the grant application to BC municipalities & nonprofit agencies.

Frank told Sue to add a new project – Freight Study – SPC is engaging a consultant to develop the Freight Study. Joe West will serve on the evaluation/selection committee and will be involved in this initiative.

**NEW BUSINESS**

**Development**

**Subdivisions for Review and Report (Major)**

Kroll Plan Rev	Dioguardi Consol Pl #1	Shell Chemical Appalachia Pl #1
Franklin Twp 3 Lots	Monaca Boro 5 Lots	Potter Twp 4 Lots

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

**Subdivisions for Review and Report (Minor)**

K. A. Heinlein Plan  
Greene Twp

Carl Blank Pl #3  
New Sewickley Twp

Young Consol Pl #1  
New Sewickley Twp

**Proposed Land Developments**

Hopewell Twp – Snowy White Car Wash Property Self Storage Facility LD – plans to construct a 5,000 sf building on Brodhead Rd.

After staff's review, a motion was made by Ms. Barness and seconded by Ms. Charlton to accept staff comments and forward to Hopewell Twp. Motion carried unanimously.

**Proposed Zoning Ordinances/Amendments**

New Brighton Borough & Raccoon Township – After staff's review, a motion was made by Mr. Bragg and seconded by Ms. Charlton to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

**Proposed Act 537 Revisions**

Potter Twp – Shell Petrochemical Project - After staff's review, and some brief information from Mr. Distler regarding the necessary permits, a motion was made by Ms. Barness and seconded by Mr. Stuber to accept staff comments and forward to the applicant. Motion carried unanimously. *(Note – Mr. Mancini believes that it would be beneficial for Mr. Distler to attend the BCPC meetings as he provides insight and information on current projects/development, particularly the Shell Petrochemical project and he is on site for job meetings. Mr. Mancini will ask Mr. Shaner, Director of the BC Conservation District if Mr. Distler can attend BCPC meetings when possible.)*

**Notifications****Air Quality Permits**

Monaca Boro – Anchor Hocking LLC – Air quality permit for their facility located at 400 Ninth Street.

**Encroachment Permits**

Brighton Twp – Plenary Walsh Keystone Ptnrs Permit for the - SR 4012, Segment 100, Offset 519 Project.

Darlington Twp – PennDOT - Markosky Engineering Group Inc. – Permit for the SR 4002-B01 Project.

Economy Boro – Plenary Walsh Keystone Ptnrs – Permit for the SR 4036, Segment 140, Offset 961 Project.

Greene Twp – Plenary Walsh Keystone Ptnrs 2 – Permit for the 1) SR 3027, Segment & 2) SR 3027, Segment 46 Projects.

Independence Twp – Plenary Walsh Keystone Ptnrs – Permit for the SR 3025, Segment 70, Offset 1409 Project.

Independence Twp – Allegheny County Airport Authority – Permit for the Butler Property Stream Restoration Project.

New Galilee Boro – Boro of New Galilee - Permit for the Locust Street Culvert Replacement Project.

New Sewickley Twp – PennDOT – Permit for the SR 1016-B04 Tulip Drive Bridge Replacement Project.

North Sewickley Twp – Plenary Walsh Keystone Ptnrs – Permit for the SR 1005, Segment 20, Offset 245 Project.

Rochester Twp – PennDOT – Permit for the SR 1026, Section B02 Project.

South Beaver Twp – PennDOT – Permit for the SR 251, B15 Blackhawk Road Bridge Replacement Project.

**NPDES Permits**

Center Twp – Forza Group – Permit for the proposed Hotel Development Project on Old Brodhead Road.

South Beaver Twp – PA DEP – Bureau of Abandoned Mine Reclamation – Permit for the Miskita Lake Far SW Reclamation Project.

**Oil & Gas Permits**

Independence Twp – Range Resources, Appalachia, LLC – Permit for the Seibel Well Site Project.

Independence Twp – National Fuel Gas Supply Corp. – Permit for the Line N West Side Expansion & Modernization Project.

New Sewickley Twp – PennEnergy Resources LLC – Permit for the PER B24 Well Pad Project.

Potter Twp – Weavertown Transport Leasing – Permit for the processing of drilling fluids, gas well flow back & frac water.

Beaver County – Sunoco Logistics – Restoration Commencement of the Allegheny Access – Mogadore to Vanport.

### **Solid Waste Permits**

Greene Twp – FirstEnergy Generation – (4) Little Blue Run Disposal Area – 3 Permits Modifications (Little Blue Run Disposal Area), & Bruce Mansfield Plant Settling Basin Sediment Disposal.

### **Public Water Supply Permits**

Beaver Falls Area – Beaver Falls Mun Authority – Eastvale Water Treatment Plant – Settled Water Pipe Project.

### **Other/Misc. Permits**

3-16-15 letter from Practical Environmental Solutions – re: Crown Castle Telecommunications Tower – Harmony Rd, Baden

## **OTHER**

### **Consistency/General Comment Letters - (Approval/Ratification)**

- PennDOT – SR 4002-B01 Project, Darlington Twp & encroachment permit (A)
- PennDOT – SR 1016-B04 Tulip Dr Bridge Replacement, New Sewickley Twp & encroachment permit (A)
- Range Resources – Appalachia, LLC – Seibel Well Site – Independence Twp & Oil & Gas permit (A)
- PennEnergy Resources LLC – PER B24 Well Pad – New Sew Twp & oil & gas permit (A)
- Plenary Walsh Keystone – SR 4036, Segment 140, Offset 961, Bridge replacement -Economy Boro & encroachment permit (A)
- Plenary Walsh Keystone – SR 3027, Segment 40, Offset 0, in bridge replacement- Greene Twp & encroachment permit (A)
- Plenary Walsh Keystone – SR 1005, Segment 20, Offset 2450 bridge replacement- North Sewickley Twp & encroachment permit (A)
- Plenary Walsh Keystone – SR3025, Segment 70, Offset 1409 – bridge replacement – Independence Twp & encroachment permit (A)
- Plenary Walsh Keystone – SR 3027, Segment 46, Offset 0 -bridge replacement – Greene Twp & encroachment permit (A)
- Plenary Walsh Keystone –SR 4012, Segment 100, Offset 519 – bridge replacement – Brighton Twp & encroachment permit (A)
- Allegheny County Airport Authority – Butler Property Stream Restoration – Independence Twp (A)
- PA DEP – Miskita Lake Far SW Reclamation Project – South Beaver Twp & NPDES Permit (A)
- New Galilee Boro – Locust Street Culvert Replacement Project & encroachment permit (A)
- South Beaver Twp – PennDOT – SR 251, Section B15 Blackhawk Rd. Bridge Replacement & encroachment permit (A)
- The Forza Group – Proposed Hotel Development – Center Twp & NPDES Permit (A)
- Darlington Twp – playground for community park - DCNR funding application (R)
- Big Beaver Boro – community park improvements – DCNR funding application (A)
- SPC – NHI Initiative (R) – Mr. Mancini stated that we had recently completed the BC Update, and although we support the regional update our activity in that regard will be limited.

A motion was made by Ms. Charlton and seconded by Mr. Bragg to ratify the Darlington Twp DCNR funding application letter and the SPC NHI Initiative support letter and to accept the other letters listed above, the motion carried unanimously.

### **Misc./Informational**

- Ohio River Trail (ORT) – Smith Ferry Trail & Conservation Project (DCNR grant) – a copy of the 4-7-15 letter from ORT was included in the meeting packet.
- Bet Tech Industrial Park Plan Rev #1 and Bet Tech Industrial Park Land Development Rev #1 - Frank reviewed the subdivision and land development plans with the Board. He explained that these plans were submitted today and because the developer is under time restrictions, Frank asked the Board Members, conditioned upon a letter from Hopewell Township, to review the subdivision and land development plans, and conditioned on payment of fees, to allow staff to prepare the reports and submit prior to the next meeting. Frank noted that he discussed this with Atty Orr, who verified that this has been done in the past. Motion was made by Ms. Barness and seconded by Mr. Mitch to allow this. Ms. Egley abstained and the motion carried.

## **Adjournment**

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