

The regular monthly meeting of the Beaver County Planning Commission was held at 12:30 p.m., on Tuesday, May 19, 2015 at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Egley, Mr. Mitch

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: Dan Distler, of BC Conservation District, Dan Barcikowski of Atwell, & Ron DiNardo of Cedarwood Development – re: Advance Auto Parts LD in East Rochester Borough.

Meeting was facilitated by Mr. Rosatone, the Vice Chairperson, in the absence of Ms. Egley, the Chairperson.

Approval of previous meeting minutes

A motion was made by Mr. Farmer and seconded by Mr. Zagorski to approve the minutes of the April 21, 2015 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted: Stormwater Management Project (Act 167) – no change in status. Floodplain – Letter of Final Determination date is 2-17-15, with an effective date of 8-17-15. Ohio River Trail – Dr. Troia of ORTC requested GIS info. Staff provided him with the GIS info associated with the Greenways and Trails Plan. Raccoon Creek Watershed Conservation Plan – DCNR approved the final draft. The Independence Conservancy is holding a public meeting on 5/27/15 from 1 – 4 pm to present the final plan to the public. Frank M & Sara will attend. EPA Brownfields Coalition Assessment Grant – Frank & Sara are working on the RFP/RFQ and the quarterly reports to EPA. GIS Update – The Washington College (WC) ArcGIS class has ended. Frank V earned an A in the course, and will check with WC regarding the course completion certificate. Frank will check into an advanced course and having the BC Employee’s Education Committee reimburse him for this course. Brighton Twp Greenways Plan – No change in status. Local Government Academy (LGA) Internship Program – All candidates called for interviews have already found other jobs, so this project will be abandoned and can be removed from this report. Appalachian Regional Commission (ARC) – The project review meeting was held 5/8/15 at SPC, and the participants discussed regional applications for ARC & EDA Grants. In addition, ARC will be targeting coal-impacted communities & regions. The 2nd meeting is scheduled for 6/19/15. Freight Plan – On 4/20/15, Joe was selected as part of the Consultant Selection Team which met to discuss the Technical Proposals received from Consultants for the preparation of a Regional Freight Plan for SPC. Motion was made by Ms. Barness and seconded by Mr. Zagorski to approve project status report. Motion carried unanimously.

NEW BUSINESS
Development

Subdivisions for Review and Report (Major) – for Ratification

Bet Tech Industrial Park Plan Rev #1
Hopewell Twp 6 Lots

Frank reminded the Board that we had reviewed this plan last month and the Board approved and expedited the review. Staff briefly reviewed the subdivision again, and a motion was made by Mr. Bragg and seconded by Ms. Barness to ratify the issuance of the staff’s report. Motion carried unanimously.

Subdivisions for Review and Report (Minor)

Feezle Plan of Subdivision
South Beaver Twp

Proposed Land Developments (No Municipal Subdivision Ordinance)

East Rochester Boro – Advance Auto Parts LD – plans for a 6,895 sf building & a 23,440 sf parking lot on Ohio River Blvd. After Mr. Barcikoski and Mr. DiNardo gave an overview of the project, a motion was made by Mr. Stuber and seconded by Ms. Charlton to accept staff comments and forward to East Rochester Boro. Motion carried unanimously.

Proposed Land Developments

Center Twp – Centerpoint Community Church LD – plans for a 6,310 sf building on Community College Drive.

Center Twp – Brodhead Assoc LP LD (Forza Monaca A) – plans for a 6,900 sf building at the intersection of Brodhead Rd (SR 18) and Old Brodhead Road. (comment added concerning traffic circulation regarding this area.)

Center Twp – Forza Monaca B LD – plans for a 4,200 sf parking lot on Old Brodhead Road.

After staff's review, a motion was made by Ms. Charlton and seconded by Ms. Barness to accept staff comments, with addition to Brodhead Assoc. LP (Forza Monaca A) LD and forward to Center Twp. Motion carried unanimously.

Land Development for Ratification –

Hopewell Twp – Bet Tech Industrial Park Rev #1 LD (R) – plans to construct 2 buildings (26,560 sf each) on Woodlawn Rd. Frank reminded the Board that we had reviewed this land development last month and the Board approved and expedited the review. Staff briefly reviewed the land development again, and a motion was made by Mr. Stuber and seconded by Ms. Charlton to ratify the issuance of the staff's report. Motion carried unanimously.

Recommendations

Zoning Ordinances/Amendments

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

Mr. Distler gave a status update on the Shell Petrochemical Co. Project in Potter Twp. Mr. Mancini stated that there will be a public meeting on May 28th at CCBC concerning Community Impacts of the proposed Shell Petrochemical plant.

2) Raccon Twp & 3) Rochester Twp - 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.

Notifications

Air Quality Permits

Hopewell Twp – Five Points Veterinary Clinic – Permit for their pet crematory.

Encroachment Permits

Chippewa Twp – Columbia Gas of PA, Inc. – Permit for the Line D-19 Pipeline Replacement Project.

Mining Permits

Franklin Township – Mashuda Corporation – Permit for a Stage 2 Bond Release for the Henry Mine.

NPDES Permits

Big Beaver Boro – BC CED – Permit for the West Gate Business Park – land development of Parcel #4.

Greene Twp – FirstEnergy Generation - Permit for Laughlin Collection System – Sump Installation(Lil Blue Run).

Oil & Gas Permits

Marion Twp – Penn Energy Resources LLC – Permit for the B23 Well Pad Project.

New Sewickley Twp- PennEnergy Res LLC (2) – Permit for the PER B35 Well Pad Project & Beaver Pad 8 Major Modification)

New Sewickley Twp – Columbia Gas of PA – Permit for the South Circle Dr Pipeline Replacement Project.

Railroad Permits

Big Beaver Boro – PennDOT – request to alter the public at-grade crossing by the installation of new warning devices where Midvale Rd crosses the 2 tracks of Norfolk Southern Railway Co.

East Rochester Boro – Columbia Gas of PA – Notification of proposed pipeline crossing of Norfolk Southern's RR Spur.

General Permits

Greene Twp – PennDOT – Permit for the Bridge 30 (T-367 Upper Service Rd over Service Creek Road).

Other Permit Info

4-8-15 Letter from PA PUC – final inspection for approval to construct a public crossing over the New Fallston Bridge in Rochester Twp.

4-17-15 Notice from US Federal Energy Regulatory Comm – Revised Schedule for Environmental Review of the Lebanon West II Project

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- PennEnergy Resources LLC – PER B35 Well Pad – New Sewickley Twp & oil & gas permit (A)
- PennEnergy Resources LLC – B23 Well Pad – Marion Twp (A)
- Brighton Twp – DCNR C2P2 Community Recreation & Conservation Grant (A)
- Columbia Gas of PA – South Circle Dr Pipeline Replacement – New Sewickley Twp & oil & gas permit (A)
- PennEnergy Resources LLC – Major Modification to Beaver Pad 8 – New Sewickley Twp & Oil & gas permit (A)
- BC CED – West Gate Business Park LD of Parcel 4 – Big Beaver Boro & NPDES Permit (A)
- Columbia Gas of PA, Inc. – Line D-19 Pipeline Replacement Project – Chippewa Twp & encroachment permit (A)
- FirstEnergy Generation , LLC – Laughlin Collection System - Greene Twp & NPDES permit (A)
- **Bet-Tech Intermodal Redevelopment Project – Center Twp & Monaca Boro (R)*

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

Misc./Informational

Adjournment

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