

The regular monthly meeting of the Beaver County Planning Commission was held at 12:30 p.m., on Tuesday, June 16, 2015 at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Mr. Farmer

Staff: Frank Mancini, Jr. Director of Planning & Economic Development
Joseph C. West Assistant Director (*Absent – at GIS Conference*)
Susan M. Jamery Senior Administrative Assistant
Frank Vescio Planning Assistant/GIS Coordinator (*Absent – at GIS Conference*)
William C. Evans Associate Planner
Sara Knapp Shared Greenways & Environmental Planner

Solicitor: Attorney Sam Orr (*Absent*)

Guests: Matt Bearrow & Ben Bowser, of Cardinal Midstream (re: Camp Run Compressor Facility), Dan Distler, of BC Conservation District, Joe Widener of Sen. Vogel’s office, and Francis Todorich of Rep. Gibbons Office

Approval of previous meeting minutes

A motion was made by Mr. Rosatone and seconded by Ms. Barness to approve the minutes of the May 19, 2015 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted: Stormwater Management Project (Act 167) – Frank responded to an email from the BOC office identifying the Phase 2 Stormwater Management Plan as a potential project with an estimated cost of \$300,000 in potential grant funds. Floodplain – Letter of Final Determination date is 2-17-15, with an effective date of 8-17-15. Frank is in discussion with FEMA consultant regarding a study analysis of potential flood damage via evaluation of building footprints. Dan D. stated that 9 BC municipalities have not submitted anything to DEP related to the Floodplain Ordinance. Dan and Sara will send out a letter requesting their participation so they won’t be suspended from the Program. Ohio River Trail – Frank attended the Open House on 6-4-15. The Ohio River Water Trail has received recognition from the National Parks Service Raccoon Creek Watershed Conservation Plan – Frank attended the final public meeting was held on 5-27-15 and Vicky Michaels provided us with a complete copy of the plan and digital data. Recommend removal from project status report. EPA Brownfields Coalition Assessment Grant – Frank and Sara are working on the RFP/RFQ and the quarterly reports to EPA. GIS Update – Working on the Building Footprints, prepared Election Maps. Joe is preparing a resolution for the extension of the Baker Engineers Contract, Frank responded to an email from the BOC office to potentially engage Pictometry to upgrade and enhance the current GIS system with a potential cost of \$150,000 in potential grant funds. Brighton Twp Greenways Plan – Status unchanged. MS4 – The 2014 MS4 Annual Report has been submitted to the PADEP. Appalachian Regional Commission (ARC) – status unchanged. Freight Plan - The Consultant Selection Team chose a consultant firm which will be announced in the future. Frank added Beaver County Comprehensive Recreation Plan to the Project Status Report, and stated that he and Sara are on the Steering Committee. Sara will get a list of the Steering Committee to Dan. Shell Petrochemical Plant Update by Dan Distler included: Shell now owns all the Horsehead property, Duquesne Light is stabilizing the roads, and Shell is awaiting issuance of various permits.

NEW BUSINESS
Development

Subdivisions for Review and Report (Major)

Harry Boots Plan	Lee Subdivision Plan	Meehan Lane Plan
Franklin Twp 3 Lots	Independence Twp 3 Lots	New Sewickley Twp 3 Lots

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

Subdivisions for Review and Report (Minor)

George Plan	Camp Run Compressor Facility Pl	Peffer Pump Station Plan
Daugherty Twp	Franklin Twp	Franklin Twp

Proposed Land Developments

Franklin Twp – Camp Run Compressor Facility LD – plans for a 10,000 sf compressor building, 6,236 sf tank field & 200,662 sf station pad on Old Furnace Rd. Mr. Bearrow briefly explained this project for the Board and staff.

Rochester Twp – Keystone Manufacturing Pl #1 LD – plans for a 29,726 sf manufacturing bldg, a 6,000 sf relocated bldg, and an 8,681 sf parking lot on Cleveland Street. Mr. Mancini explained that Carl Petrus, PE contacted him requesting that the Keystone Manufacturing LD be reviewed at the June meeting, after a misunderstanding on the land development review process between Mr. Petrus and Rochester Twp. After staff’s review and a minor revision to the Camp Run Compressor Facility LD letter, a motion was made by Mr. Bragg and seconded by Ms. Barness to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Recommendations

Proposed Zoning Ordinances

Center Twp - After staff's review, and a minor revision to the letter, a motion was made by Ms. Charlton and seconded by Mr. Bragg to accept staff comments and forward to Center Township. Motion carried unanimously.

Notifications

Encroachment Permits

Brighton Twp – PennDOT – Permit for the SR 376 Temporary Stream Crossing Project.

Fallston & Bridgewater – Beaver County – Permit for the BC Bridge #24 Replacement Project.

Independence Twp – Frank & Marilyn Tenerovich – Permit for the Tenerovich Timber Harvest Project.

Marion Twp – PennEnergy Resources LLC - Permit to install the intake along Connoquenessing Creek.

New Sewickley Twp – PennDOT – Permit for the SR 1027 Glen Eden Road, Bank Stabilization Project.

NPDES Permits

Brighton Twp – Township of Brighton – Permit for the Shultz Lodge Renovation Project.

Economy Boro – D'Arrigo Construction – Permit for the Village of Bradford Park Condo Plan.

Hopewell Twp – Beaver Valley Slag Inc. - Permit for their site grading as part of overall metals and slag recovery operations & construction of new buildings and parking lots located on Woodlawn Boulevard.

Hopewell Twp – Suburban Terrace Water Pollution Control Facility (STWPCF) – Permit for the STWPCF Project.

Hopewell Twp – Hopewell Storage Facility Project (HSFP)– Permit for the HSFP on SR 0151 in Hopewell Twp.

Oil & Gas Permits

Marion & New Sewickley Twp – PennEnergy Resources – Permit for the B5 to B4 TWL Project.

Marion & New Sewickley Twp – Cardinal PA Midstream, LLC - B5 Well Connect – Major Permit Modification.

Marion Twp – PennEnergy Resources LLC - Permit for the proposed Connoquenessing Creek intake.

Railroad Permits

East Rochester Boro – Columbia Gas of PA – Application for alteration of Norfolk Southern crossing AAR/DOT 510-396N.

Solid Waste Permits

Freedom Boro – Nexeo Solutions, LLC – Permit Renewal for their hazardous waste container facility.

Greene Twp – FirstEnergy Generation, LLC – Closure Plan – Groundwater Abatement Standards Report – Little Blue Run.

General Permits

New Sewickley Twp – PA Turnpike Commission – General Permit for the WB-224B Superstructure Replacement Project.

Other Permit Info

5-8-15 letter from GPD Group – re: Elevated Properties LLC – notice of proposed Telecommunications tower – Bradys Run

6-1-15 letter from Sunoco Logistics – notice of pipeline maintenance – hydrostatic testing – Mogadore - Vanport

5-28-15 letter from DEP – Technical Deficiency Letter to Joseph J Brunner – Brunner Landfill – New Sewickley Twp

5-28-15 letter from FirstEnergy – response to comments extension request – groundwater abatement Little Blue Run – Greene Twp

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- PennEnergy Resources, LLC – B5 to B4 TWL- Marion/ New Sew- Major Permit Modification & oil & gas permit (A)
- BV Slag, Inc. – county land use letter – Hopewell Twp – Major Permit Modification & NPDES permit (A)
- BC Bridge #24 Replacement Project – Fallston & Bridgewater - & encroachment permit (A)
- D'Arrigo Construction Group Inc. – Village of Bradford Park Condo PI – Economy Boro - NPDES permit (A)
- Cardinal PA Midstream, LLC – B5 Well Connect, Major Permit Modification – New Sew/Marion & oil & gas permit (A)
- Brighton Twp – Shultz Lodge Renovations Project – Brighton Twp - consistency letter & NPDES permit (A)
- New Sewickley Twp – PennDOT – SR 1027 Glen Eden Rd Bank Stabilization Project - & encroachment permit (A)
- Hopewell Twp – Hopewell Twp Storage Facility Project – Hopewell Twp & NPDES permit (A)
- Darlington Twp – Bank Stabilization/Habitat project – North Fork Little Beaver Creek (R)

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

Misc./Informational

Adjournment

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