

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

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

Absent: Ms. Charlton & Mr. Mitch

Staff: Frank Mancini, Jr. Director of Planning & Economic Development
Joseph C. West Assistant Director
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: Jessica Thacker, of FirstEnergy – re: FE Hoytdale LD, Jim Shaner, of BC Conservation District, Josh Konecheck, independent contractor, and Zanik Crespo, of NRCS

Approval of previous meeting minutes

A motion was made by Mr. Bragg and seconded by Mr. Stuber to approve the minutes of the June 16, 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. A jointly signed (by BCPC and BC Cons Dist) letter was sent to municipalities who have not submitted ordinances yet. Ohio River Trail – ORTC requested a support letter from BCPC. ORT is requesting matching grant funds to purchase property in Ohioville Boro that would connect the Ohio River Trail in BC with the Great Ohio Lake-to River Greenways in Columbiana County, OH. Beaver County Comprehensive Recreation Plan – next meeting is 7-14 -15, Frank M & Sara will attend. Frank distributed a schedule of public meetings. EPA Brownfields Coalition Assessment Grant – Frank M & Sara are working on the RFP/RFQ and the quarterly reports to EPA. GIS Update – Frank V continues to work on the Building Footprints. Joe & Frank V attended the PA GIS Conference on June 16-17 in State College. Frank M & Joe prepared a resolution to extend Baker Engineers GIS service contract, sent it to the Law Dept & the BOC approved it at the 7-9-15 meeting. Pictometry met with Joe & Frank V & showed them the latest technology in aerial photography. Frank V will take an Advanced GIS course online thru Washington College and will request reimbursement thru the BC Educational Program. Brighton Twp Greenways Plan – status unchanged. Appalachian Regional Commission (ARC) – Joe attended the 2nd ARC/CEDS meeting on 6-19-15. After the Committee members review & vote – the top 2 ARC projects are: Central Allegheny Challenger Learning Center/STEM Academy in Indiana County and the Kaufman House Development in Zelenople, Butler County. Freight Plan – status unchanged. Mr. Shaner – Update on Shell Petrochemical Plant – earth moving continues, the power line is approx.. 70% moved, ready to start construction on the Center Twp Water Treatment Facility, and on moving the CSX railroad tracks (3 to be moved). Alot of activity on this site. CPDAP - Frank briefly explained that the CPDAP is a non-profit group of approx.. 48-50 County Planning Directors (out of the 67 PA Counties) who meet 4 times a year in State College, PA to discuss items relative to planning and planning activities.

NEW BUSINESS
Development

Subdivisions for Review and Report (Major)

Stoney Ridge Plan #4	Vera V. Prisuta Fam Ld Trust #2	Jones Lot Line Rev	J C Gropp Plan
Center Twp 5 Lots	Daugherty/North Sewickley Twp 3 Lots	Franklin Twp 3 Lots	Rochester Boro 3 Lots

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

Subdivisions for Review and Report (Minor)

Coates Lot Consol Pl	Douthitt Pl #1	Campbell Consol Plan
Aliquippa City	Darlington Twp	New Brighton Boro
Hesser Consol Plan	Mall Subdiv #2	Shell/Duquesne Potter Substation
Ohioville Boro	Potter Twp	Potter Twp

Proposed Land Developments

Beaver Falls City – Shawn Sullivan LD – plans to construct a 2,400 sf building on 9th Avenue.

Big Beaver Boro – FE Hoytdale SVC LD – plans for: 80,500 sf gravel pad -control bldg & 2 towers & 4,140 sf access rd off Wampum Rd

Center/Potter Twp – Center Twp Water Auth. Water Treatment Plant LD – plans to construct a 19,000 sf building off BV Mall Blvd.

Potter Twp – Center Twp Water Auth. River Intake LD – plans to construct a 2,025 sf caisson & pump bldg. off of I-376. After staff's thorough review, Ms. Thacker had nothing to add, a motion was made by Mr. Bragg and seconded by Mr. Rosatone to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Recommendations

Proposed Zoning/SALDO Ordinances

Zoning - 1) Brighton Twp & 2) Chippewa Twp (Floodplain Ordinance) - After staff's review, a motion was made by Mr. Stuber and seconded by Mr. Zagorski to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

SALDO – Brighton Twp - After staff's review, a motion was made by Ms. Barnes and seconded by Mr. Zagorski to accept staff comments and forward to Brighton Twp. Motion carried unanimously.

Proposed Act 537 Revisions

Big Beaver Boro–1)West Gate Bus Pk & 2)East Rochester Boro–Advance Auto Store (Ratification) - After staff's review, a motion was made by Mr Farmer & seconded by Mr Rosatone to accept/ratify staff comments & forward to the applicant. Motion carried unanimously.

Notifications

Encroachment Permits

Brighton Twp – Bradys Run Walking Trails – Permit for the Bradys Run Walking Trails project.

Darlington Twp – BC Conservation District – Permit for the North Fork Little Beaver Streambank Stabilization/Habitat Project.

Industry Boro – Watco Terminal and Port Services – Permit for the Six Mile Run repair/stabilization project.

Mining Permits

Darlington Twp – Three Rivers Aggregates – Non-coal surface mine permit for the Palmer Mine #2.

NPDES Permits

Chippewa Twp – Beaver Falls Readiness Center Project – Permit for the demolition of parking lots off Janet Street.

Hopewell Twp – Hopewell Twp – Permit for the Wickham Village Water Pollution Control Facility.

Ohioville Boro – Residential Resources, Inc. – Permit renewal for the Residential Resources Inc. Wastewater Treatment Plant.

Ohioville Boro – Castlebrook Development Co., LLC – Permit for the Pinehurst Village Plan of Lots.

Oil & Gas Permits

Big Beaver Boro – Columbia Gas of PA – Permit for the Homewood Pipeline Relocation Project.

Economy Boro – PennEnergy Resources – Permit for the B15 Well Pad Project.

New Sewickley Twp – PennEnergy Resources, LLC- Permit for the PER B37 Well Pad Project.

New Sewickley Twp – PennEnergy Resources (2) – Permit for: 1) Beaver Pad 5, Well 3H, & 4H Deepen Well Permit & 2) PER B22.

Potter Twp – Weavertown Transport Leasing Inc. – Permit for construction of an oil & gas waste water treatment facility.

Waste Permits

Center/Potter Twps – Aliquippa Metal Recovery - Residual waste permit for processing & beneficial use of blast furnace slag.

Darlington Twp – Evoqua Darlington Facility – Solid waste permit-Emissions Test Protocol 6-25-15 letter from DEP.

Greene Twp – FirstEnergy Generation LLC - Solid Waste - Little Blue Run – Re: Quarterly & semi-annual monitoring & mgmt. reports.

Water Permits

Center Twp – Center Twp Sanitary Authority - Water quality part II permit for the New College Pump Station Upgrade.

Industry Boro – Industry Boro Municipal Authority- Water allocation permit for an existing IBMA potable water system.

Marion Twp – Marion Twp - Water allocation permit amendment for its water system located in Fombell, PA.

General Permits

Brighton Twp – Shultz Lodge Renovations Project - GP – 4 Permit for intake and outfall structures.

Other

FERC Letter – RE: Dominion Transmission, Inc. – Environmental Assessment for the Lebanon West II Project.

Notice – 6-26-15 letter from PHMC - re: West Gate Business Park Act 537 Revision

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Brighton Twp – Two Mile Run Park Hiking Trail Project consistency ltr (A)
- Industry Boro Water Auth – IBMA potable water system & water allocation permit (A)
- Brighton Twp – Shultz Lodge Renovations & GP4 permit (A)
- Industry Boro – Watco Terminal & Port Services & encroachment permit (A)
- New Sewickley Twp – PennEnergy Resources – PER B37 Well Pad & oil & gas permit (A)
- Ambridge Boro – 8th Street Playground Improvements Project (Greenways, Trails & Rec Program application) (R)
- Chippewa Twp – Beaver Falls Readiness Center Project & NPDES permit (A)
- CDBG Program – Water & Sewer Projects in Beaver County (A)
- Columbia Gas of PA – Homewood Pipeline Relocation Project – Big Beaver Boro & oil & gas permit (A)
- PennEnergy Resources – B15 Well Pad Project – Economy Boro & Oil & gas permit (A)
- Castlebrook Development Co, LLC – Pinehurst Village Plan – Ohioville Boro & NPDES Permit (A)
- Independence Conservancy – Raccoon Creek Streambank Stabilization – Potter Twp (R)
- Weavertown Transport Leasing, Inc. – Potter Twp & oil & gas permit (A)
- Independence Conservancy – Rocky Bottom Natural Area Public Access Project – Potter Twp (R)
- Ohio River Greenway Trail & Conservation Project Phase III Part 1 – consistency ltr – (R)
- Patterson Twp – Darlington Road Sidewalk Improvements Project – DCED Multimodal Transportation grant (A)

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

Misc./Informational

Adjournment

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