

The regular monthly meeting of the Beaver County Planning Commission was held at 12:30 p.m., on Tuesday, August 18, 2015 at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Barness (by phone); & Egley, Messrs. Bragg, Rosatone & Stuber (by phone)

Absent: Ms. Charlton, Messrs. Farmer, Mitch, & Zagorski,

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, Joe Widener of Sen. Vogel's office, Frank Sniezek of Rep. Gibbons office, & Nick Kerin of Congressman Rothfus' office

Approval of previous meeting minutes - A motion was made by Mr. Rosatone and seconded by Mr. Bragg to approve the minutes of the July 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 – no change in status. Beaver County Comprehensive Rec Plan – Joe & Sara will attend the Public meetings are being held this month. EPA Brownfields Coalition Assessment Grant – Frank M & Sara submitted the quarterly reports to EPA. An RFQ was published in the BC times on 8-2, qualifications are due 8-20. We have received 10 submittals to date. Invitations for steering committee members were mailed out & organizations have until 8-31 to respond, we have received some responses. Dan of the BC Cons Dist. Would like to be on this committee as well; Frank will contact Jim Shaner in this regard. GIS Update – Frank V. continues working on the building footprints & hopes to be completed by Dec 2015. Frank V & Joe asked BC Info Tech to upload ArcGIS 10.3 & Microsoft Office onto the new laptop in the BCPC Conf Room. Brighton Twp Greenways Plan – no change in status. Appalachian Regional Commission (ARC) – received resolution from SPC identifying priority projects. Freight Plan (FP) – Joe talked to Sara Walfort, FP Manager & she indicated that a Consultant has been chosen. Dan Distler – Update on Shell Petrochemical Plant - Shell's bridge over Rt 18 should be usable by Dec 2015 /January 2016, not a public bridge, only for use by Shell.

NEW BUSINESS
Development

Subdivisions for Review and Report (Major)

Hoover –Mutkus Plan	R E Watt Pl	Tuscic Pl #2 Rev
Center Twp 3 Lots	Center Twp 4 Lots	Daugherty Twp 3 Lots
Meehan Pl #2 Rev	Mihalic & Fleet Plan	Oak Grove Cemetery Pl
Daugherty Twp 3 Lots	Hanover Twp 6 Lots	New Sewickley Twp 5 Lots

After staff's review, 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.

Subdivisions for Review and Report (Minor)

West Gate Bus Park Pl	Orchard Estate Plan	Donath Plan	Young Plan
Big Beaver Boro	Economy Boro	North Sewickley Twp	North Sewickley Twp

Proposed Land Developments No Municipal Ordinance

(Motion to accept report and forward to municipal governing body)

Harmony Twp – Presto Fitzpatrick LD – Plans to construct 3 buildings totaling 12,500 sf on Duss avenue (SR 2001).

After staff's review, a motion was made by Ms. Barness and seconded by Mr. Rosatone to accept staff comments and forward to Harmony Township. Motion carried unanimously.

Proposed Land Developments

(Motion to accept report and forward to municipal governing body)

Big Beaver Boro – West Gate Business Park LD – Plans to construct a 30,000 sf building on West Gate Drive.

Center Twp – Sudak LD – Plans to construct 2 buildings totaling 7,264 sf on Locust Street & Schultz Dive.

North Sewickley Twp – Hoffmeier Mini Storage LD – Plans to construct 4 buildings totaling 12,600 sf on River Road (SR 351).

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

Notifications

(For information only - no action necessary)

Air Quality Permits

Industry Boro – Watco Transloading, LLC – Minor permit modification for their terminal facility located at 2701 Route 68.

Encroachment Permits

Bridgewater Boro – Club CQ Marina LLC – Permit for the Club CQ Marina.

Center Twp – Samuel Lucci – Permit the Lucci Waterline Project.

Daugherty Twp – Beaver Falls Municipal Auth – Permit for the Blockhouse Run Road Waterline Relocation Project.

Franklin Twp – Cardinal PA Midstream, LLC – Permit for the Camp Run Compressor Station Facility.

Ohioville Boro – Dominion Transmission, Inc. – Permit for the TL-461 10 Ft Anomaly Dig Project.

NPDES Permits

Center Twp – Center Twp Sanitary Authority – Renewal of Permit # PA 0037940.

Franklin Twp – Cardinal PA Midstream, LLC – Permit for the Camp Run Compressor Station Facility.

North Sewickley Twp – PA DEP – Permit for the Homewood Southeast project to restore 20.7 acres of abandoned surface coal mining.

Oil & Gas Permits

Marion Twp – PennEnergy Resources LLC (2) – Permits for: Beaver Pad 12, Wells 1H & 2H Deepen Well Permits, & PER 45 Well Pad.

New Sewickley Twp – PennEnergy Resources, LLC – Permit for the PER B17 Well Pad Project.

Waste Permits

Beaver Falls City – Dalton's Service Company, LLC – Municipal/Residual Waste Permit for their facility located at 911 8th Street.

Water Quality Permits

Big Beaver Boro - David Van Kirk – Permit for the David Van Kirk single residence STP.

Franklin Twp – Franklin Twp Mun Auth – Permit for the Lillyville Sewer Ext. Project.

Other

DEP 7-14-15 letter- Construction Certification Report – Cove A Geotube 2015-1 – FirstEnergy - Little Blue Run – Greene Twp

PUC 7-17-15 letter – Columbia Gas requests approval of alteration crossing AAR/DOT 507-576H Norfolk Southern RR – East Roch Boro

PUC – 7-30-15 letter – PA Turnpike Comm – info on alteration of Homewood Viaduct crosses Norfolk Southern RR – Big Beaver & Homewood

DEP – 7-31-15 letter Construction Certification report – Phase 3, Cell 4 Liner system – Brunner Landfill – New Sewickley Twp

Gannett Fleming - 7-31-15 letter- water allocation permit – PA American Water Co – Slippery Rock Creek – Wayne & Perry Twps, Lawrence Co

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- PennEnergy Resources – PER B17 Well Pad – New Sewickley Twp & oil & gas permit (A)
- PA DEP – Homewood Southeast Project – North Sewickley Twp & NPDES permit (A)
- Weavertown – Ohio River Industrial Area Project – Potter Twp – Multimodal Transportation Grant support letter (R)
- Cardinal PA Midstream, LLC – Camp Run Compressor Facility – Franklin Twp & encroachment & NPDES permits (A)
- Club CQ Marina, LLC – Bridgewater Boro & encroachment permit (A)
- Lennon, Smith, Souleret – Patterson Township – Darlington Road Sidewalk Improvements - Support letter (R)
- Lennon, Smith, Souleret – Center Township - Beaver Valley Mall Loop Road - Support letter (R)
- BC CED – Aliquippa Industrial Park – Aliquippa Terminals Expansion & Wharf Repair Project – support letter (R)
- Franklin Twp Mun Auth – Lillyville Sewer Ext. Project – Franklin Twp & water quality management permit (A)
- Michael Baker Intern'l – Beaver Falls Mun Auth – Blockhouse Run Rd Waterline Relocation & encroachment permit (A)
- Dominion Transmission, Inc. – TL-461 10-foot Anomaly Dig Project – Ohioville Boro & encroachment permit (A)
- PennEnergy Resources – PER B45 Well Pad - Marion Twp & oil & gas permit (A)

A motion was made by Mr. Stuber and seconded by Ms. Barness to accept/ratify the above letters and issue to addressee as identified, the motion carried unanimously.

Misc./Informational

Adjournment

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