

The regular monthly meeting of the Beaver County Planning Commission was held at 12:30 p.m., on Tuesday, October 20, 2015 at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Charlton & Egle; Messrs. Bragg, Farmer, Mitch, Rosatone & Stuber

Absent: Ms. Barnes, Mr. & Zagorski

Staff: Frank Mancini, Jr. Director of Planning & Economic Development
Joseph C. West Assistant Director - absent
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, Francis Todorich of Rep. Gibbons Office

Approval of previous meeting minutes

A motion was made by Mr. Rosatone and seconded by Mr. Bragg to approve the minutes of the September 15, 2015 meeting. Motion carried unanimously

OLD BUSINESS

Projects Status: Staff noted: Stormwater Management Project (Act 167) – No change in status. Floodplain – Sara attended the PA Assn of Floodplain Managers Annual mtg on Sept 15-17, 2015 & it was a good meeting with good speakers. Frank mentioned that an email was received asking about the Darlington Levy and flooding info if the dam breaks. Dan stated that BC should have a specific plan for this. Frank asked Bill and Dan to work together to locate BC's plan for this. Dan stated that you can now download the floodplain maps onto the Google Earth maps. Sara is working with FEMA & Frank V to download the new floodplain maps into the GIS database. Ohio River Trail – No change in status. Beaver County Comprehensive Recreation Plan - A meeting was held 9-16-15, Frank M and Sara are awaiting the mtg minutes, etc as they could not attend the mtg. EPA Brownfields Coalition Assessment Grant – The first Steering Committee mtg was held 10-9-15 at the BCPC Conference Room. The Steering Committee members will review the proposals at the next meeting. GIS Update – Frank V and Sara attended the NW GIS Conference at Clarion Univ. on Oct 15-16, 2015. Frank and Sara met with Pictometry representatives on 10-7-15 to discuss possibly getting Pictometry for BC. Brighton Twp Greenways Plan – No change in status. Appalachian Regional Commission (ARC) – no change in status. Freight Plan – No change in status. BC Hazardous Mitigation Update – Bill attended the 9-10-15 meeting. Dan Distler – Update on Shell Petrochemical Plant – Dan reported that access road at the western edge of the development area is completed with guard rails. Duquesne Light has finished installation of poles at the top grassy part of development. Work continues on the Bridge over Rt 18, expected completion by the end of the year. Working on the docks & started work on the parking garage. Rag Run rerouted to Rt 376, putting in culvert boxes now.

NEW BUSINESS

Development

Subdivisions for Review and Report (No Municipal Subdivision Ordinance)

Climo Plan

White Twp 4 Lots

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

Subdivisions for Review and Report (Major)

Owls Club of BF Consol Pl

McMullen Pl #2 Ferrence-Breznai Pl

Zallo Unification Pl

Beaver Falls City 3Lots

Center Twp 6 Lots

Independence Twp 5 Lots North Sewickley Twp 6 lots

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

Subdivisions for Review and Report (Minor)

John A. Kiss Plan

Onuska Plan

Shippingport Boro

Industry Boro

Proposed Land Developments

Beaver Falls City - College Hill Reformed Presby Church LD – plans to add on to the existing parking lot on College Avenue.

Beaver Falls City - Rock Eternal Church Parking Plan LD – plans to construct a parking lot on Ninth Avenue & 27th Street.

After staff's review, a motion was made by Mr. Bragg and seconded by Mr. Rosatone to accept staff comments and forward to Beaver Falls. Mr. Farmer abstained from voting on the Rock Eternal Church Parking Plan LD and the motion carried.

Recommendations

Proposed Act 537 Revisions

1) Center Twp – Stoney Ridge Development & 2) Independence Twp – Nelson Property SFTF – After staff's review, a motion was made by Mr. Farmer and seconded by Mr. Mitch to accept staff comments and forward to the applicant. Motion carried unanimously.

Notifications

Encroachment Permits

Center Twp – Plenary Walsh Keystone Partners – Permit for the JV # 455, SR 3005, Section P30 Project.

Center Twp – Center Twp Sanitary Auth - Permit for the Moon Run Trunk Sewer Replacement Project.

Conway Boro – Trombetta Trucking – Permit for the proposed crossing of Crows Run.

Greene Twp – PennDOT – Permit for the SR 0030, Section B20 Bridge Replacement over Branch Little Mill Creek Project.

Hopewell Twp – Plenary Walsh Keystone Partners – Permit for the JV # 456, SR 3009, Section 000 Project.

NPDES Permits

Ohioville Boro – PennDOT – Permit for the SR 4047, Section A04 (Smith's Ferry Rd) Landslide Removal Project.

Monaca Boro – Shell Appalachia – Permit for their Cell Tower Access Road

Oil & Gas Permits

Marion Twp – PennEnergy Resources LLC – Permit for the Beaver Pad 9 Well 1H Renewal.

New Sewickley Twp – PennEnergy Res LLC (3) - Permits for the 1) Beaver Pad 8, 2) 5H Well Permit & Beaver Pad 5, & 3) Well 1H Deepen Well Permit, PER B7 Well Pad Projects.

Waste Permits

Potter Twp – Horsehead Corp Residual Waste Landfill – Major Permit Modification – Closure Plan – SW Permit No 301097 in Potter Twp)

Water Quality Permits

Hanover Twp – John F. Kotun – Water Quality Management Permit for John F. Kotun's property.

Water Management Plan

Franklin Twp – R.E Gas Development LLC (Rex Energy) – Permit for the withdrawal of water for use in oil & gas exploration activities.

Other

9-28-15 DEP ltr – Miskita Lake Far SW, So Beaver Twp – abandoned dangerous high wall & soil reclamation including wetland mitigation

9-25-15 DEP ltr – Admin. Incompleteness review – closure plan modification – Horsehead Residual Waste Landfill – Potter Twp

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Shell Chemical Appalachia – Cell Tower Access Road – Monaca Boro & NPDES Permit (A)
- PennDOT – S.R. 00300, Section B20 Bridge Replacement over Branch Little Mill Creek – Greene Twp & encroachment permit (A)
- PennDOT – SR 4047, Section A04 – Smith's Ferry Rd Landslide Removal Project - Ohioville Boro & NPDES permit (A)
- Aliquippa Terminals Inc. – Wharf Wall Replacement Project – Multimodal Transportation Fund (R)
- Plenary Walsh Keystone Partners – JV # 455 SR 3005, Section P30 –Center Twp & encroachment permit (A)
- Plenary Walsh Keystone Partners – JV #4556 SR 3009, Section 000 – Hopewell Twp & encroachment permit (A)

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

Misc./Informational

- BCPC Board Members Nomination of Officers – As is customary, a motion will be made at the next BCPC meeting to retain the current officers for their second year in office.
- Crows Run Road Update – Dan Distler stated that he met with PennDOT recently to discuss the Crows Run Road Project which is beginning, they expect to break ground for this project in 2016.

Adjournment

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