

The regular monthly meeting of the Beaver County Planning Commission was held at 12:30 p.m., on Tuesday, January 19, 2016 at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Barness & Charlton, Mr. Bragg

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: Dan Distler, of BC Conservation District, & Jason Kappel – re: Prel. Buckeye Pipeline Co Terminal LD

Approval of previous meeting minutes

A motion was made by Mr. Zagorski and seconded by Mr. Stuber to approve the minutes of the December 15, 2015 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted: Stormwater Management Project (Act 167) – no change in status. Floodplain – no change in status. Ohio River Trail – Sara and Frank M (on behalf of the RABC) applied for \$60,000 in TAP funding on 1-4-16 for ORTC signage of the South Shore segment of trail that runs from West Aliquippa bridge intersection to South Heights Boro. Beaver County Comp Rec Plan – Frank M & Sara have been contacted by the consultant (Pashek) and are setting up a meeting with him to discuss the County’s trail plans. EPA Brownfields Coalition Assessment Grant – The invoice for the fall 2015 ad was processed for payment, the quarterly reports have been submitted and the Law Dept. is aware of the time frame for this project. GIS Update – no change in status. Brighton Twp Greenways Plan – no change in status. Appalachian Regional Commission (ARC) – no change in status. BC Hazardous Mitigation Update – Bill attended the 1-5-16 meeting. BCPC 2015 Annual Report – The report is almost complete; a draft was included in the meeting packet. Frank M. asked Sue & Sara to draft a section wishing outgoing Commissioners, Mr. Spanik and Mr. Nichols well and Congratulating the new Commissioners, Ms. Egley and Mr. Camp. . 376 Partnership - no change in status. Dan Distler – Update on Shell Petrochemical Plant – The Bridge over Route 18 will become permanent. Dan also noted that he met with Castlebrook Development to discuss the Rochester Townhomes Development on the Rochester Riverfront near the BV Bowl building.

NEW BUSINESS
Development

Subdivisions for Review and Report (Major)

Nat’l Network of Digital Schools Pl	Ralph Musi Plan	Duganich Plan Rev	Javens/Four Bees by the Sea Pl
Center Twp 3 Lots	Economy Boro 3 Lots	Raccoon Twp 3 Lots	South Beaver Twp 3 Lots

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

Subdivisions for Review and Report (Minor) --- None

Proposed Land Developments

Midland Boro – Prel. Buckeye Pipeline Co Inc LD – plans to construct a 300 sf each- operator bldg & electrical bldg on Midland Ave. Mr. Kappel gave a brief summary of the plan and a motion was made by Mr. Rosatone and seconded by Mr. Farmer accept staff comments and forward to Midland Boro.

Center Twp – Beaver Valley Home 2 Hotel LD–plans to construct a 6 story bldg (12,500 sf per floor) on Wagner Rd Ext & Stoney Ridge Dr.

South Beaver Twp – J Kells Corp LD– plans to construct a 600 sf building on Old Darlington Rd (SR 4013) (Front Door Tavern).

After staff’s review, and a revision to the Center Twp letter (re: this review is of one 6 story building), a motion was made by Mr. Mitch and seconded by Mr. Farmer to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Proposed Zoning Ordinances/Amendments

Beaver Boro – After staff's review, a motion was made by Mr. Mitch and seconded by Mr. Rosatone. Mr. Zagorski abstained and the motion carried.

Notifications

Encroachment Permits

Big Beaver Boro – Columbia Gas of PA – Permit for their D-1869 Big Beaver Pipeline Replacement Project.

Center & Potter Twp – Center Twp Water Auth - Permit for their SR 18 Waterline Extension Project.

Economy Boro – Ambridge Water Auth – Permit for their Big Sewickley Creek Rd Waterline Relocation Project.

North Sewickley Twp – PennDOT – Permit for their SR 0065 Mercer Road, Bank Stabilization Project.

NPDES Permits

Center Twp – PVE Sheffler – Permit for the Beaver Valley Home 2 Hotel Project.

Oil & Gas Permits

Hanover Twp - Range Resources Appalachia LLC – Permit for the Fay Albert 11966 Well Site Project.

Independence Twp – Range Resources – Appalachia LLC – Permit for the Carol Jodinos 11380 Well Site Project.

Marion Twp – PennEnergy Resources, LLC – Permit for the Connoquenessing Creek Water Withdraw Project.

Solid Waste Permits

Beaver Falls City – Dalton's Service Company, LLC – Permit renewal for Dalton's Service Co LLC (permit # 101677).

Water Allocation Permits

Brighton Twp – Brighton Twp Mun Auth - Permit to purchase 1,856,300 gallons of water, peak month, from Vanport Twp Mun Auth.

Water Management Plans

Various areas in BC - PennEnergy Resources LLC - Amendment Application for EMP-294943-5.

Other

DEP - 12-7-15 – Administrative Completeness Review ltrs: Brunner Landfill Salvage Area Relocation – New Sewickley Twp; and Admin. Incompleteness Review ltr - Dalton's Service Co, LLC – Beaver Falls

12-8-15 – PA PUC – Application for approval to replace bridge where SR 351 crosses CSX tracks and the Beaver River.

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Range Resources – Appalachia LLC – Fay Albert 11966 Well Site – Hanover Twp & oil & gas permit (A)
- PennEnergy Resources LLC – Connoquenessing Creek Water Withdraw – Marion Twp & Oil & gas permit (A)
- Range Resources – Appalachia, LLC – Jodinos Carol 11380 Well Site Project – Independence & Oil & gas permit (A)
- PennDOT – SR 0065 Mercer Road, Bank Stabilization Project – North Sewickley Twp & encroachment Permit (A)
- Ambridge Water Auth – Big Sewickley Creek Rd Waterline Relocation – Economy Boro & encroachment permit (A)
- Center Twp Water Auth – SR 18 Waterline Extension Project – Center & Potter Twps & encroachment permit (A)
- Columbia Gas of PA – D-1869 Big Beaver Pipeline Replacement Project – Big Beaver Boro & encroachment permit (A)
- PVE Sheffler – Beaver Valley Home 2 Hotel Project – Center Twp & encroachment permit (A)

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

Miscellaneous/Informational

- 2015 BCPC Annual Report – a Draft of the 2015 BCPC Annual Report was included in the packet for the Board to review.
- Donation to BC Cons District – A motion was made by Mr. Mitch and seconded by Mr. Farmer to make a \$100 donation to the Maple Syrup Festival, as requested by Mr. Distler. Motion carried unanimously.

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.