

The regular monthly meeting of the Beaver County Planning Commission was held at 12:30 p.m., on Tuesday, February 16, 2016 at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Barness, Messrs. Bragg, Farmer & 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: Dan Distler, of BC Conservation District

Approval of previous meeting minutes

A motion was made by Mr. Rosatone and seconded by Mr. Zagorski to approve the minutes of the January 19, 2016 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 was asked to attend a 3-15-16 training session hosted by WPC on trail signage.

BC Comp Rec Plan – Frank M. and Sara are in the process of setting up a meeting with Pashek to discuss the County’s trail plans.

EPA Brownfields Coalition Assessment Grant – Resolution Request was submitted to the Law Dept. Contracts executed by SGA were submitted to the Law Dept.; Approval on Feb 11th.

GIS Update – Staff continues to work on building footprints, and compared Baker GIS contract with the EMS GIS contract.

Brighton Twp Greenways Plan – Sara will check on the status of the project.

Appalachian Regional Commission (ARC) – Joe attended a meeting with SPC and discussed two potential projects: Aliquippa to Monaca waterline connect, and Temple Ridge workforce housing.

Freight Plan – Joe reported that a draft was presented at the meeting.

BC Hazardous Mitigation Update – Bill attended the 1-27-16 meeting. A draft is available for review at www.beavercountyhmp.com.

MS4 – Most payments have been received and the ad will run in the Times on 2-17-16.

2015 Annual Report – The Board commended staff on a very informative report and suggested sending to the BC Chamber of Commerce. Conditioned upon any corrections found by the Board and reported to BCPC staff within a week, a motion was made by Ms. Charlton and seconded by Mr. Stuber to adopt the 2015 Annual Report and submit to the BOC before the 3-1-16 deadline. Motion carried unanimously.

376 Partnership – Frank M will attend 3-1-16 meeting.

Dan Distler – Shell Petrochemical Plant Update – Parking lot and the detention pond behind it are in, and should be functional in the next couple of weeks. Overhead bridge is complete, and early work to reconfigure the intersection has begun.

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

Lincoln Learning Center Pl Center Twp 3 Lots	Quinn-Gradisek Pl Center Twp 3 Lots	Perri and Jesky-Smith Rev Pl Chippewa Twp 5 Lots	Richard George Plan Darlington Twp 3 Lots
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Carelli Consol Plan Hopewell Twp 5 Lots	Clairmont Manor Pl I Rev Hopewell Twp 9 Lots	Danylo Subdiv #1 Industry Boro 3 Lots
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After staff’s review, a motion was made by Mr. Zagorski and seconded by Mr. Rosatone to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Subdivisions for Review and Report (Minor)

Atcheson Consol Pl Beaver Boro	Daufen-Kelosky Lot Line Rev Franklin Twp
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Proposed Land Developments

Center Twp - Wagner Road Apts LD - Plans for two 18-unit buildings, & a 400 sf maintenance garage on Wagner Rd TR515

Center Twp – Roman Estates – plans for 7 buildings- 3 apt bldgs., 3 garages & clubhouse- totaling 31,923 sf on Brodhead Rd SR 3007. After staff’s review, a motion was made by Ms. Charlton and seconded by Mr. Rosatone to accept staff comments and forward to Center Township. Motion carried unanimously.

Proposed Zoning Ordinances/Amendments

Economy Boro – After staff’s review, a motion was made by Mr. Zagorski and seconded by Mr. Stuber. Motion carried unanimously.

Proposed Sewage Facilities Planning Modules – Act 537 Reviews

Rochester Boro – Rochester Riverfront Development – Rochester Townhomes - After staff's review, a motion was made by Mr. Rosatone and seconded by Mr. Charlton. Ms. Egley abstained and the motion carried.

Proposed Agricultural Security Area Reviews

Daugherty Twp – After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Rosatone. Motion carried unanimously.

Notifications**Air Quality Permits**

Darlington Twp – Three Rivers Aggregates – Permit for the Palmer Sand and Gravel Plant.

Midland Boro – Buckeye Terminals, LLC – Permit for the Buckeye Terminals, LLC – Midland Terminal project.

Encroachment Permits

Brighton Twp – Plenary Walsh Keystone – Permit for the SR 4012, Section B04 Project.

Center & Potter Twp – Shell Chemical – Permit for the I-376 Interchange Improvement Project.

Franklin Twp – Appalachia – Permit for the SR 0288 Zelenople Rd, Bank Stabilization Project.

Hanover Twp – PennDOT – Permit for the SR 4002 Clinton Frankfort Rd bridge deck replacement over Raccoon Creek.

Independence Twp – Bret Nelson - Permit for the Bret Nelson property project.

Koppel/North Sewickley – PennDOT - Permit for the SR 0315, Sec B10 Koppel Bridge Replacement.

Marion Twp – Plenary Walsh Keystone Partners - Permit for JV#454, SR 1014 – Section B35 Project.

New Sewickley Twp – PennEnergy Resources, LLC - Permit for the B37 to B11 Temporary Water Line Project.

South Beaver Twp – Plenary Walsh Keystone Ptnrs – Permit for the JV# 452 SR 168, Sec P30 Project.

NPDES Permits

Chippewa Twp – Walmart Real Estate Business Trust – Permit for the Walmart Supercenter #3223-501 Pavement repairs project.

Franklin Twp – Zelenople Municipal Airport – Permit to improve safety of Airside Facilities.

Independence Twp – Bret Nelson – Permit for the Bret Nelson property project.

Rochester Boro – Castlebrook Development Group – Permit for the Rochester Riverfront Development project.

Oil & Gas Permits

Daugherty Twp – PennEnergy Resources – Permit for the PER B10 Well Pad Project.

Independence Twp – Range Resources Appalachia, LLC – Permit for the Dalbo Temporary Waterline Project.

Solid Waste Permits

Independence Twp – Bret Nelson – Permit for the Bret Nelson property project.

Water Management Plans

Franklin Twp – PA American Water Co – Water Management Plan info from PA DEP (for natural gas well).

Freedom Boro – PennEnergy Resources, LLC – Notification of Surface Water Withdrawal from Ohio River

Other

PA DEP 1-11-16 letter – Evoqua Water Technologies, LLC – re: Stack Emissions Test Report

Geosyntec 1-7-16 letter – re: Crow's Run Restoration Project – Stormwater & Floodplain Management

PennDOT 1-6-16 letter – Re: Property to be Entered (Parcel No. 55-143-0106.000)

PA DEP 1-14-16 letter – Re: S-31 Valley Groundwater Assessment Plan – First Energy – Little Blue Run Disposal Impoundment

PA DEP 1-21-16 letter – Re: Brickyard Bridge – Fallston & Bridgewater Boros – completeness notification

Other**Consistency/General Comment Letters - (Approval/Ratification)**

- PennEnergy Resources, LLC – PER B10 Well Pad – Daugherty Twp & oil & gas permit (A)
- Plenary Walsh Keystone Partners – SR 1014 Section B35 Marion Twp & encroachment permit (A)
- PennDOT – SR 4002 Clinton Frankfort Rd Bridge deck replacement – Hanover Twp & encroachment permit (A)
- PennDOT – Koppel Bridge Replacement (SR 0351 Sec B10) – Koppel & North Sewickley & encroachment permit (A)
- GAI Consultants – Relocation of part of SR 288 Zelenople Airport (R)
- Castlebrook Dev Group – Rochester Riverfront Dev project – Rochester Boro & NPDES permit (A)
- Bret Nelson – Independence Twp – small flow treatment facility & encroachment, NPDES & water quality permits (A)
- PennEnergy Resources LLC – B37 to B11 Temporary Water Line – New Sewickley Twp & encroachment permit (A)
- Wal-Mart Real Estate Business Trust - Walmart Supercenter –Chippewa Twp & NPDES permit (A)
- Plenary Walsh Keystone Partners –JV # 452, SR 168, Sec P30 – South Beaver Twp & encroachment permit (A)
- PennDOT – SR 0288 Zelenople Rd, Bank Stabilization project – Franklin Twp & encroachment permit (A)
- Zelenople Municipal Airport – Improve Safety of Airside Facilities -Franklin Twp & oil & gas permit (A)
- Range Resources Appalachia, LLC – Dalbo Temporary Waterline – Independence Twp & NPDES permit (A)
- Cardinal PA Midstream – B11 Gathering Line – New Sew Twp & encroachment permit (A)
- Plenary Walsh Keystone Ptnrs – JV# 461, SR 4012, Sec B04 – Brighton Twp & encroachment permit (A)

A motion was made by Mr. Stuber and seconded by Ms. Charlton to accept/ratify the above letter. Ms. Egley abstained on the Castlebrook Dev Group letter and the motion carried.

Adjournment

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