

The regular monthly meeting of the Beaver County Planning Commission was held at 12:30 p.m., on Tuesday, March 15, 2016 at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Egley, Messrs.. Farmer & Zagorski

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, & Nick Kerin of Keith Rothfus' Office

Mr. Mancini requested that the meeting be adjourned to go into an executive session to discuss personnel issues. A motion was made by Mr. Bragg and seconded by Mr. Mitch to adjourn the meeting and go into an Executive Session at 12:35 pm. Motion carried unanimously and the meeting was adjourned at 12:35 pm.

The Executive Session was adjourned at 1:10 pm, by motion of Mr. Mitch, and second of Mr. Bragg. Motion carried unanimously and the meeting reconvened at 1:10 pm.

Approval of previous meeting minutes

A motion was made by Mr. Rosatone and seconded by Mr. Bragg to approve the minutes of the February 16, 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 – no change in status. Beaver County Comp Rec Plan – Frank M. met with Bob Good of Pashek on 2/26/16 to discuss the County's trail plans and took him around BC to identify trail segments. Sara will meet with Bob on 3-10-16. EPA Brownfields Coalition Assessment Grant – The contract with SGA was approved on February 11th. Steering committee meeting was held 3/14/16 in the BCPC Conference Room, Frank M., Joe and Sara met with Sean and Jill from SGA earlier that day to discuss a schedule/timeline for the grant. Joe will begin to be involved with this project. GIS Update – Frank V, Joe & Sara continue to work on building footprints, Joe completed a mapping project for CED, Sara, Frank V, Joe & Bill continue their GIS education classes, and Baker will complete the parcel Geo data base update for 2015. Brighton Twp Greenways Plan – no change in status. Appalachian Regional Commission (ARC) – Laura Mundell informed Joe that the applications are complete. Joe forwarded the applications to the Municipal Water Authority of Aliquippa & the City of Aliquippa. Freight Plan – no change in status. BC Hazardous Mitigation Update – Bill attended 3-8-16 draft review meeting and report BCPC staff comments. MS4 – All municipalities have submitted their payments. The joint ad ran in the BC Times on 2-17, and copy of the ad & proof of publication sent to municipalities on 2-19. Sara will begin compiling the 2015 MS4 annual report. BCPC 2015 Annual Report – The final copy was submitted to BC Commissioners and posted on the County website. This item is completed and can be removed. 376 Partnership – no change in status. Dan Distler – Update on Shell Petrochemical Plant – The Columbia Gas Training Facility is almost complete. Job City for Bechtel is being built now & they will build the plant as the parts arrive.

NEW BUSINESS
Development

Subdivisions for Review and Report (Major)

Aspen Fields Phase III	Woodling Plan #1	Rochester Riverfront Pl #1
Brighton Twp 31 Lots	Greene Twp 3 Lots	Rochester Boro 12 Lots

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

Subdivisions for Review and Report (Minor)

Smyda Plan	DeJesus Plan	Weil Plan	McKindley Plan
Brighton Twp	Chippewa Twp	Franklin Twp	Hanover Twp

Kriberney Plan	Rusnak Pl #1
North Sewickley Twp	Raccoon Twp

Proposed Land Developments

Center Twp - Wagner Road Apts LD – Plans for 3 buildings of 18 units and a maintenance garage. totaling 14,464 sf on Wagner Road.
Hopewell Twp – Esmark – Plans to construct a 3 story building (12,000 sf each) on Industrial Blvd & Gringo Rad (SR 151).
After staff's review, a motion was made by Mr. Bragg and seconded by Mr. Mitch to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Proposed Zoning Ordinances/Amendments

Brighton Twp – After staff's review, a motion was made by Mr. Stuber and seconded by Ms. Barness. Motion carried unanimously.

Proposed Subdivision and Land Development Ordinances/Amendments

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

Proposed Comprehensive Plan Review

Beaver Boro – After staff's review, a motion was made by Mr. Mitch and seconded by Mr. Stuber. Motion carried unanimously.

Notifications

Encroachment Permits

Economy Boro – Columbia Gas of PA, Inc. – Permit for the Big Sewickley Creek Rd Pipeline Relocation Project.

Ohioville Boro – Plenary Walsh Partners – Permit for the JV #451, SR 0168 Project.

South Beaver Twp – Dominion Transmission – Permit for the Lebanon West II Project.

NPDES Permits

Big Beaver Boro – N David Shideler – Permit for the Allison Waste Site Project.

GAI Consultant – various bridge repair projects. – Baden Boro – Tevebaugh Rd Bridge, Nelson Musgrave Bridge; Center Twp – VanKirk Rd Bridge, Bakers Landing Bridge; Hanover Twp - J C Aten Bridge; Independence Twp – Potts Hollow Rd Bridge, School Rd Bridge; Ohioville Boro – Bielers Run Rd Bridge; New Sewickley Twp – Harkins Mill Bridge

Oil & Gas Permits

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

New Sewickley Twp – PennEnergy Resources LLC – Permit for the PER B25 Well Pad.

Solid Waste Permits

Beaver Falls – Dalton's Service Company, LLC – Renewal for Solid Waste Permit No. 101677.

Other

2/23/16 letter from CEC – Re: FirstEnergy Little Blue Run Disposal Area – Semi Annual Report – Closure Permit # 300558

Davie Tree Expert Company – Notification of Planned Transmission line work in Brush Creek Park

2-3-16 letter from Geosyntec Consultants – RE: Crows Run Remediation at the Conway Rail Yard.

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- PennEnergy Resources, LLC – B15 Well Pad Project – Economy Boro & oil & gas permit (A)
- PennEnergy Resources, LLC – PER B25 Well Pad – New Sewickley Twp & oil & gas permit (A)
- Columbia Gas of PA - Big Sewickley Creek Rd Pipeline Relocation Project – Economy Boro & encroachment permit (A)
- Dominion Transmission, Inc. – Lebanon West II Project (Seg. 27) – South Beaver Twp & encroachment permit (A)
- Plenary Walsh Partners – JV # 451, SR 0168 – Ohioville Boro & encroachment permit (A)
- GAI Consultants – 9 Bridge Repair Projects (VanKirk Rd Bridge – Center Twp, Bakers Landing Bridge – Center Twp, J C Aten Bridge – Hanover Twp, School Rd Bridge – Independence Twp, Potts Hollow Rd Bridge – Independence Twp, Tevebaugh Rd Bridge – Baden Boro, Nelson Musgrave Bridge – Baden Boro, Beilers Run Rd Bridge – Ohioville Boro, & Harkins Mill Bridge – New Sew Twp) & all NPDES permits (A)
- Norfolk Southern Railway Co. – Crows Run Remediation Project – Conway, Economy & Freedom (A)

A motion was made by Ms. Charlton and seconded by Ms. Barness to accept/ratify the above letters and the motion carried unanimously.

Miscellaneous/Informational

- 2015 BCPC Annual Report – submitted to BC Commissioners and posted on BC website.
- Resignation of Sara Knapp – Sara accepted a new job and her last day in BCPC will be March 24, 2016.
- Retirement of Frank Mancini Jr. and Bill Evans – Frank M and Bill have both accepted the early exit retirement package and their last day will be April 8, 2016.

We thank all 3 of them for their hard work. We will miss them both personally and professionally and we wish them all well.

Adjournment

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