

The regular monthly meeting of the Beaver County Planning Commission was held at 12:30 p.m., on Tuesday, May 17, 2016 at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Charlton

Staff: Joseph C. West Assistant Director
Susan M. Jamery Senior Administrative Assistant
Frank Vescio Planning Assistant/GIS Coordinator

Solicitor: Attorney Sam Orr

Guests: Dan Distler, of BC Conservation District

Approval of previous meeting minutes

A motion was made by Mr. Stuber and seconded by Mr. Bragg to approve the minutes of the April 19, 2016 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted: Stormwater Management Project (Act 167) – no change in status. Floodplain – Status unchanged. Ohio River Trail – Status unchanged. Beaver County Comp Rec Plan – Joe and Lance Grable of the RABC met with Bob Good and Tim Ishman to discuss BCPC’s role and former Environmental Shared Planner’s role in implementing the Plan. EPA Brownfields Coalition Assessment Grant – The ad for the 5-5-16 first public meeting at the Monaca Boro Bldg from 6-7 pm ran in the BC Times on 4-28-16. Joe attended 3 meetings on May 5 concerning the next steps in the process. (See attached info & newspaper article). GIS Update – Frank submitted the Baker Invoice for payment. Frank has 1 more class and a final project due before completing the class. Joe & Frank continue to work on building footprints when time permits. Appalachian Regional Commission (ARC) – Joe plans to meet with the BOC to explain/discuss this project. Project applications were due by 5-12-15. No BC municipality contacted the BCPC with any projects. Freight Plan – Status unchanged. BC Hazardous Mitigation Update – Status unchanged. MS4 – Status unchanged. Dan Distler – Update on Shell Petrochemical Plant – Dan reported that they continue to move dirt to grade, and that they are building the new Route 18.

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

Bridgewater Crossings Ph II Subd	D W McKenzie Plan	Lynch Plan	Icenhour Subdiv
Bridgewater Boro 4 Lots	Center Twp 3 Lots	Industry Boro 3 Lots	New Brighton Boro 4 Lots

LePetomane XXIII Subd #1
Potter Twp 3 Lots

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

Subdivisions for Review and Report (Minor)

Birmingham Subdiv	Samuel Sosack Pl	Abels Pl #6	Iannini Reverse Subd
Chippewa Twp	Hanover Twp	North Sewickley Twp	Rochester Twp

Proposed Land Developments

Center Twp - Silverdot Inc. – Suburban Extended Stay Hotel LD
Economy Boro – Taco Bell LD

After staff’s review, 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 Agricultural Security Areas

South Beaver Township - After staff’s review, a motion was made by Mr. Bragg and seconded by Ms. Barness to accept staff comments and forward to the municipality. Motion carried unanimously.

Notifications

(For information only - no action necessary)

Air Quality Permits

Center/Potter Twp – Shell Chemical Appalachia LLC – Permit for their Petrochemicals Complex.

Encroachment Permits

Center/Potter Twp – Center Twp Water Auth (CTWA) – Permit for the CTWA River Intake & Water Treatment Plant.

Center Twp – PennDOT – Permit for the SR. 3002, Section B01 Project.

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

Greene Twp – Greene Township – Permit for the Sharon Drive Culvert Replacement Project.

Greene Twp – John DeLacio – Permit for the William T. Reed Small Flow Treatment Facility.

North Sewickley Twp – North Sewickley Twp Water Auth – Permit for the PennDOT SR 0065 Waterline Relocation Project.

Patterson & Brighton Twps – Permit for the Plenary Walsh Keystone Partners JV #462 SR 4012 Bridge Replacement Project.

South Beaver Twp – Dominion Transmission, Inc. – Permit for the Lebanon West II Project, Segment 27.

Various Areas in BC – Hanson Aggregates/Tri-State River Products Inc. – Permit for Commercial dredging on Ohio River.

NPDES Permits

Darlington Twp – PTV Darlington, LLC – Permit for the Proposed Dollar General Store Project.

Greene Twp – John DeLacio – Permit for the William T. Reed Small Flow Treatment Facility Project.

Koppel Boro – Lindy Paving, Inc. – Renewal of NPDES Permit # PAS706103.

New Sewickley Twp – Joann Worthing – Renewal of NPDES Permit # PA 0098914.

Ohioville Boro – Plum Contracting, Inc. – Major Permit Modification for the Proposed Soil Spoil Site.

Oil & Gas Permits

Center Twp & Conway Boro – ETC Northeast Pipeline, LLC – Permit for the Revolution Pipeline – Phase I Project.

New Sewickley Twp – PennEnergy Resources, LLC – Permit for the Beaver Pad 5, Well 5H UD Project.

Water Quality Management Permit

Greene Twp – John DeLacio – Permit for the William T. Reed Small Flow Treatment Facility Project.

Other

4-18-16 DEP letter – Technical Deficiency – Valley Waste Serv Transfer Facility – Chippewa, Big Beaver & West Mayfield

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Ambridge Regional Distribution & Manufacturing Co – PA Multi-modal Transportation Fund Grant (R)
 - Center Twp Water Auth (CTWA) –River Intake & Water Treatment Plant- Center/Potter & encroachment permit & Revision (A)
 - Plum Contracting, Inc. – Proposed Soil Spoil Site – Ohioville Boro & NPDES permit (A)
 - Hanson Aggregates & Tri-State River Products Inc. – Commercial dredging on Ohio River & encroachment permit (A)
 - North Sewickley Twp Water Auth – PennDOT SR 0065 Waterline Relocation Project & encroachment 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, Segment 27 – South Beaver Twp & encroachment permit (A)
 - ETC Northeast Pipeline, LLC - Revolution Pipeline – Phase 1 – Center Twp & Conway Boro & oil & gas permit (A)
 - Greene Twp – Sharon Drive Culvert Replacement Project – Greene Twp & encroachment permit (A)
 - PVT Darlington, LLC - Proposed Dollar General Store Project – Darlington Twp & NPDES permit (A)
 - PennDOT – Center Twp – SR 3002 Section B01 Project – Center Twp & encroachment permit (A)
 - John DeLacio – William T. Reed Small Flow Treatment Facility – Greene Twp & NPDES, encroachment & water quality permits (A)
 - Plenary Walsh Keystone Partners – JV#462 – SR 4012 Bridge Repair Project – Patterson & Brighton Twps & encroachment permit (A)
- A motion was made by Mr. Stuber and seconded by Ms. Barness to accept/ratify the above letter and the motion carried unanimously.

Miscellaneous/Informational

- Staff presented 2 Memos for approval by the Board - 1) Memo stating that all plans/land developments for review at the BCPC meeting must be received by the first business day of that month, and 2) Memo stating that all GIS map copy requests will be by appointment only; both due to current shortage of staff. A motion to accept both memos was made by Mr. Zagorski and seconded by Mr. Mitch. Motion carried unanimously.

Adjournment

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