

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

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Present: Messrs. Bragg, Farmer, Mitch, Stuber & Zagorski

Absent: Ms. Barnes, Charlton & Egley, Mr. Rosatone

Staff: Lance Grable Director of BC Office of Planning & Redevelopment  
Joseph C. West Planning Director & Asst. Director of BC Office of Planning & Redevelopment  
Susan M. Jamery Senior Administrative Assistant  
Frank Vescio Planning Assistant/GIS Coordinator  
Dan Distler Environmental Planner/Redevelopment Specialist

Solicitor: Attorney Sam Orr

Guests: Marty Warchol, of BC Conservation District, & Francis Todorich of Rep. Gibbons Office

New Staff Member – Dan Distler. The Board and staff welcomed Dan and said they look forward to working with him.

**Approval of previous meeting minutes**

A motion was made by Mr. Zagorski and seconded by Mr. Bragg to approve the minutes of the June 21, 2016 meeting. Motion carried unanimously.

**OLD BUSINESS**

**Projects Status:** Staff noted: Stormwater Management Project (Act 167) – nothing to report. Floodplain - nothing to report. Ohio River Trail – nothing to report. Beaver County Comp Rec Plan – nothing to report. EPA Brownfields Coalition Assessment Grant – Lance signed the work certification, line item budget account is created and ready to draw down payments for work as it is completed. GIS Update – Joe prepared the Resolution Request to renew Baker contract & submitted to Law Dept. Baker is developing a software program to aid in subdivision reviews. Appalachian Regional Commission (ARC) – nothing to report. Freight Plan – nothing to report. BC Hazardous Mitigation Update – nothing to report. MS4 – nothing to report. Beaver County Comprehensive Plan Update – nothing to report. Ohio River Regional Partnership – nothing to report. Transportation – nothing to report. CCBC Housing – nothing to report. Dan Distler – Update on Shell Petrochemical Plant – Dan reported that nothing big is happening, but work continues. ???

**NEW BUSINESS**  
**Development**

**Subdivisions for Review and Report (Major)**

Dioguardi Consol Pl #2	Wallace Rees Plan	Shell Chemical Appalachia Lot Cons Pl #2
Monaca Boro 9 Lots	New Sewickley Twp 3 Lot	Potter Twp 23 Lots

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.

**Subdivisions for Review and Report (Minor)**

College Hill RP Ch Correct Pl Beaver Falls City	Baglio Subdiv Brighton Twp	J B Forster Plan Center Twp	Hall Plan #3 Center Twp
Riverview Hghts – Caponera Pl Center Twp	G. Smith Plan #2 Center Twp	Durham Lot Rev Pl Chippewa Twp	Northview Estates Pl Economy Boro
DeDominics Subdiv Freedom Boro	McNary-Milliken Pl #2 Greene Twp	Shell/Duquesne Potter Substation Pl #2 Potter Twp	Lyman Pl #1 Raccoon Twp

**Proposed Land Developments - None**

### **Proposed Zoning Ordinances/Amendments**

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

### **Notifications**

#### **Air Quality Permits**

Hopewell Twp – Five Points Veterinary Clinic - Air Quality Permit for their facility located at 2057 Brodhead Road.

#### **Encroachment Permits**

Chippewa & Patterson Twps – PennDOT – Permit for the SR 4008 Braun Rd Bank Stabilization Project

Hanover Twp – PennDOT – Permit for the SR 3026, Sec B02 Bridge Replacement Project

Hanover Twp – Hanover Twp – Permit for the Replacement of Whitehill Road (T-304) Bridge Project.

Marion Twp – Brush Creek Park - Permit for the timber debris and streambank erosion Project.

New Sewickley Twp – Columbia Gas of PA – Permit for the Line D-81, Crows Run Pipeline Relocation Project

New Sewickley Twp - Cardinal PA Midstream LLC – Permit for the B37 Gathering Line Project.

#### **NPDES Permits**

New Sewickley Twp – Castlebrook Development Group – Permit for the New Sewickley Twp Multi-Family Housing Project.

#### **Oil & Gas Permits**

Hanover Twp – Range Resources Appalachia, LLC – Permit for the Noss 10880 Well Site Project.

Independence Twp – Range Resources Appalachia, LLC – Permit for the McMichael 11388 Well Site Project.

New Sewickley Twp - Cardinal PA Midstream LLC – Permit for the B37 Gathering Line Project.

#### **Water Allocation Permits**

Beaver Falls area – Beaver Falls Municipal Auth – Permit for Water Allocation Permit # WA4-24.

North Sewickley Twp – North Sewickley Twp Water Auth – Permit is administrative in nature and does not involve construction or expansion.

#### **Other**

6-1-16 PA DEP letter – re: Industrial Waste, LLC – Darlington Facility – Addendum to 1-86 DEP-approved Post-Closure Plan.

6-17-16 – PA DEP letter – re: Little Blue Run – Greene Twp – Minor Permit Modification – completeness review.

6-30-16 PA DEP letter – re: Little Blue Run Disposal – Annual Operations Report 5/15 – 4/16; & Semi Annual Progress Report

6-20-16- PA DEP letter – re: Valley Waste Transfer Station – solid waste application add'l info – Big Beaver, West Mayfield & Chippewa Midland Boro Municipal Auth – GP-4 Intake & Outfall Structures notification – Midland Boro

7-1-16 PA DEP letter – re: FY 16 Drinking Water State Revolving Fund & FY16 Clean Water State Revolving Fund info

6-29-16 Federal Communications Comm letter – re: T-Mobile USA, replacement of panel antennas – North Sewickley Twp

### **OTHER**

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

- Range Resources Appalachia, LLC – Noss 10880 Well Site Project – Hanover Twp & oil & gas permit (R)
- Range Resources Appalachia, LLC – McMichael 11388 Well Site Project – Independence Twp & oil & gas permit (R)
- Castlebrook Development Group- - New Sewickley Multi-Family Housing – New Sew Twp & NPDES permit (R)
- BC Cons Dist – Brush Creek Park – timber debris & streambank erosion & encroachment permit - Marion Twp (R)
- PennDOT – SR 3026, Sec B02 Bridge Replacement Project & encroachment permit – Hanover Twp (A)
- Midland Boro Mun. Auth – Midland Wastewater Treatment Plant Improvements – Midland Boro & water quality permit (A)
- Columbia Gas of PA – Line D-81, Crows Run Pipeline Relocation Project – New Sewickley Twp & encroachment permit (A)
- Cardinal PA Midstream LLC – B37 Gathering Line – New Sewickley Twp & oil & gas permit (A)
- PennDOT – SR 4008, Braun Rd, Bank Stabilization Project – Chippewa & Patterson Twps, & encroachment permit (A)

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

### **Miscellaneous/Informational**

### **Adjournment**

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