

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, August 16, 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: 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, & Nick Kerin of Congressman Rothfus' office.

Approval of previous meeting minutes

A motion was made by Mr. Bragg and seconded by Ms. Barness to approve the minutes of the 7-19-16 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted: Stormwater Management Project (Act 167) – Joe & Dan will schedule a meeting with Erin of SPC to discuss Phase II and possible funding for this project. Floodplain – Frank has downloaded these maps in pdf format. Dan will be conducting 3 training sessions over the next 3 months in different locations to help train municipal floodplain administrators. Ohio River Trail – Joe reported that since we no longer have a greenways and trails planner we will be unable to be as involved in this and some other projects. Beaver County Comp Rec Plan – nothing to report. EPA Brownfields Coalition Assessment Grant – on 7-16-16, Joe & lance talked to Jill Gaito about getting authorization from the owners to access the property through a property access agreement. Line Item Budget Account created, 2 invoices submitted for payment. On 9-1-16 Trish of EPA will visit the office to conduct a desk audit and to meet with Joe & Lance. GIS Update – Baker is developing a subdivision and land development evaluation tool to aid in the plan review process. In addition, the \$40,000 contract with Baker was renewed for 2016-2017. Appalachian Regional Commission (ARC) – Joe & Lance are researching funding sources for the BC Comp Plan Update. Freight Plan – nothing to report. BC Hazardous Mitigation Update – nothing to report. MS4 – Dan is researching and will discuss with the Conservation District who should submit the MS4 Annual Report. BC Comp Plan Update – Lance & Joe are researching possible funding sources for this project through DCED and ARC. Ohio River Regional Partnership – nothing to report. Transportation – Nothing to report. CCBC Housing – Nothing to report.

NEW BUSINESS

Development

Subdivisions for Review and Report (No Municipal Subdivision Ordinance)

Value Ambridge Subdiv

Harmony Twp 4 Lots

After staff's review, a motion was made by Mr. Stuber and seconded by Mr. Bragg to accept staff comments and forward to Harmony Township. Motion carried unanimously.

Subdivisions for Review and Report (Major)

Value Ambridge Subdiv

HELI Properties Inc. Subd

Chippewa Twp Supervisors Pl

Herman & Marshall Pl

Ambridge/Harmony 4 Lots

Chippewa Twp 3 Lots

Chippewa Twp 4 Lots

Hanover Twp 5 Lots

Miller Family Dairy Subd #4

Independence Twp 3 Lots

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

Subdivisions for Review and Report (Minor)

Racioppo Consol Plan

Greenbriar West Pl Rev #3

Thomas Plan

Antoline Plan

Ambridge Boro

Chippewa Twp

Hopewell Twp

Monaca Boro

Tuma Subdiv

Kohl Plan

Gordon Plan #4

Monaca Boro

New Sewickley Twp

South Beaver Twp

Proposed Zoning Ordinances/Amendments

Freedom Boro & Greene Twp – After staff’s review and a slight revision to the Greene Twp letter, a motion was made by Mr. Bragg and seconded by Mr. Mitch to accept staff comments and forward to the respective municipality. Motion carried unanimously.

Proposed Sewage Facilities Planning Modules – Act 537 Reviews

Economy Boro – Lot 1 & 2 in the AER Plan #2- After staff’s review, a motion was made by Mr. Bragg and seconded by Mr. Stuber to accept staff comments and forward to the applicant. Motion carried unanimously.

Notifications

Air Quality Permits

Aliquippa – ORW Services – Air Quality Permit Renewal for Aliquippa Terminals Inc.

Industry Boro – MPLX Midland Terminal – Air Quality Permit for tank installations (formerly Marathon Petroleum Co)

New Sewickley Twp – Cardinal PA Midstream, LLC – Air Quality Permit to install new equipment at the Pike Compressor Facility.

Encroachment Permits

Ambridge Boro – Metals USA – Permit for their Stream Bank Stabilization Project

Hopewell Twp – Beaver County Conservation District – Permit for the SR 3009, Sec 000, Sewer Line Relocation Project.

Hopewell Twp – Municipal Water Authority of Aliquippa – Permit for the Golf Course Road Waterline Repair Project.

Midland Boro - Midland Boro Municipal Auth – Permit for the Temporary River Water Intake Project

NPDES Permits

Bridgewater Boro – C.J. Betters Real Estate – Permit for the Bridgewater Crossing Project

Center Twp - Zokaites Contracting – Permit for the Lakeview Farms Plan 5 Project

Economy Boro - Zokaites Contracting – Permit for the Villas of Economy Project

Industry Boro – American Geosciences, Inc. – Permit for the Monicas Lockhouse 6 Restaurant LLC Project

Oil & Gas Permits

New Sewickley Twp – PennEnergy Resources, LLC (2) – Permit for 1) PER B37 1H, 2H & 3H Well Permits; & 2) Fritsch Farm Project)

Water Permits

New Sewickley Twp – New Sewickley Twp Municipal Auth - water allocation permit # WA4-692B.

New Sewickley Twp – PennEnergy Resources – Permit to withdraw approx. 1,000,000 gpd from Brush Creek

Other

7-6-16 – PA DEP letter to Beaver County – re: NPDES permit renewal notice of intent (NOI) is due 9-16-2017

7-11-16 – PA DEP letter to Evoqua Water Technologies, LLC – re: 2016 Stack Emissions Test Report – Evoqua Darlington Facility

7-8-16 – PA DEP letter – re: Brunner Landfill Solid Waste Application – New Sewickley Twp – additional info received

7-8-16 Golder Assoc ltr – re: Notice of proposed Railroad communication tower – Tower #48032 – PB CH2 New Galilee PTC – 220 BASE PTC

7-22-16 PA DEP letter re: Bruce Mansfield, FirstEnergy – beneficial use of low permeability cementitious material

7-26-16 – PennDOT letter re: Koppel Boro – Norfolk Southern Railway Co – CSX Transportation – SR 0351 Sec. B10 Construction info

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Beaver County Developments – support letter for Multimodal Transportation Grant – SR 18 new traffic signals project (R)
- Metals USA – Stream Bank Stabilization Project – Ambridge Boro & encroachment permit (R)
- Zokaites Contracting – Lakeview Farms Plan 5 Project – Center Twp & NPDES permit (R)
- Zokaites Contracting – Villas of Economy Project – Economy Boro & NPDES permit (R)
- PennEnergy Resources, LLC – PER B37 1H, 2H & 3H Well Permits Project – New Sewickley Twp & oil & gas permit (R)
- C.J. Betters Real Estate – Bridgewater Crossing Project – Bridgewater Boro & NPDES permit (R)
- American Geosciences, Inc. - Monicas Lockhouse 6 Restaurant LLC – Industry Boro - & NPDES permit (A)
- Municipal Water Auth of Aliquippa – Golf Course Road Waterline Repair – Hopewell Township & encroachment permit (A)
- PennEnergy Resources, LLC – Fritsch Farm Project – New Sewickley Twp & oil & gas permit (A)
- BC Conservation District – North Fork Little Beaver Streambank Stabilization/Habitat Project II – Darlington Twp (A)

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

Miscellaneous/Informational

Proposed Cannabis Plant (medical marijuana) - Joe & Lance informed the board that staff met with Kathy Coder of Farmaceutical RX who is proposing to develop a cannabis plant in Chippewa Twp (at the old Starting Gate Building). Plants would be grown on site, the oils would be used, and it would be dispensed as well. They estimate employing 120 people per shift. There are different types of licensing and they are in the early stages. Staff will keep the Board updated.

Adjournment

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