

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

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Present: Ms. Charlton, Messrs. Bragg, Mitch, Stuber & Zagorski

Absent: Ms. Barness & Egley, Messrs. Farmer & 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: Katie Staudenmeier and Heather Humbert, of the BC Conservation District

Approval of previous meeting minutes

A motion was made by Ms. Charlton and seconded by Mr. Bragg to approve the minutes of the October 18, 2016 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report.

Floodplain – Dan attended the 2016 Wildlife Habitat Council Conf. in Baltimore, MD, Nov 1 to Nov 4, 2016.

Ohio River Trail – Nothing to report.

Beaver County Comp Rec Plan – Nothing to report.

EPA Brownfields Coalition Assessment Grant – 4th quarter report was sent Tish Corbett of the EPA. Meeting held on 11-10 to discuss project schedule, inter-related logistics, DEP Coordination, Key agency coordination meetings to be scheduled, implementation funding (possible EPA clean-up funds).

GIS Update – Frank finished updates to the attribute table (zoning), and is updating the zoning polygons. Dan will begin drawing polygons for building footprints. The 2016 aerial photos were received from SPC, and BC Info Tech Dept. will determine what server to place the new aerial photos on.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – A special meeting was held on 11-14-16 to discuss the terms, timing & eligibility requirements of the Emissions Reductions Program to be funded under the recent Volkswagen diesel emissions agreement. Also seeking public input to identify “freight critical” corridors in southwestern PA.

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.

NEW BUSINESS

Development

Subdivisions for Review and Report (No Municipal Subdivision Ordinance)

Bogolea & Park Consolidation Plan – Pulaski Twp. - 2 Lots - After staff’s review, a motion was made by Mr. Zagorski and seconded by Mr. Mitch to accept staff comments and forward to Pulaski Township. Motion carried unanimously.

Subdivisions for Review and Report (Major)

Hamilton Plan – Beaver Falls City – 3 Lots - After staff’s review, a motion was made by Mr. Stuber and seconded by Mr. Bragg to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Subdivisions for Review and Report (Minor)

Brodhead	WesBanco Lot Line Rev	Shaffer Acres Plan	Morgan Plan	Bucklen Plan
Center Twp		Economy Boro	Greene Twp	Hanover Twp

Proposed Land Developments

Center Twp – Brodhead WesBanco Land Development – plans to construct 3 buildings containing 36 units on Brodhead Road. After staff's review, a motion was made by Mr. Bragg and seconded by Mitch to accept staff comments and forward to Center Township. Motion carried unanimously.

Proposed Zoning Ordinances/Amendments

Beaver Falls, New Brighton Boro and South Beaver Twp - After staff's review, a motion was made by Mr. Stuber and seconded by Ms. Charlton to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Chippewa Twp - After staff's review, a motion was made by Mr. Mitch and seconded by Mr. Zagorski to accept staff comments and forward to the respective municipalities. Mr. Bragg abstained and the motion carried.

Notifications

Air Quality Permits

Harmony Twp – IPSCO Koppel Steel (Ambridge) – Permit for their facility located at 23rd St. & Duss Ave. Permit No. 04-00059.

Industry Boro – MPLX Midland Terminal - Permit for their facility located off of Rt. 68. Permit No. 04-00471.

Koppel Boro – IPSCO Koppel Steel – Permit for their facility located at 6403 Sixth Street. Permit No. 04-00059

Potter Twp – Nova Chemicals, Inc. (2) – 1) A significant permit modification & 2) A minor permit modification.

Encroachment Permits

Koppel Boro – Dominion Resources - Permit for the Penn Central RR Crossing Project.

New Sewickley Twp – Cardinal PA Midstream, LLC – Permit for the B8 Gathering Line Project.

New Sewickley Twp, Independence Twp, Center Twp, Conway Boro – Permit for the ETC Revolution Pipeline Project.

Oil & Gas Permits

Marion Twp – PennEnergy Resources, LLC – Permit for the Beaver Pad 12, Well 1 H Deepen Well Project.

New Sewickley Twp – PennEnergy Resources, LLC – Permit for the PER B35 3 H Well Permit Renewal Permit.

New Sewickley Twp – Cardinal PA Midstream, LLC – Permit for the B8 Gathering Line Project.

Solid Waste Permits

Big Beaver Boro, West Mayfield & Chippewa – Valley Waster Services, Inc. – additional Info received.

Freedom Boro – Nexeo Solutions & Fielding Environmental LLC – permit modification for Freedom facility.

Water Allocation Permits

Beaver Boro – Water Allocation - Permit for the right to withdraw 3,700,000 gpd from their wells along the Ohio River Banks.

Other

Phase I Environmental Site Assessment Report – Former Pittsburgh Tool Steel Property - Monaca Boro

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Cardinal PA Midstream, LLC – B8 Gathering Line – New Sewickley Twp & oil & gas permit (R)
- Aliquippa Mun Water Auth – Water System Valve Replacement Project – PA Small Water & Sewer Grant Applic.(R)
- Center Twp Sanitary Auth – Sewage Treatment Headworks Improv. Project – PA Small Water & Sewer Grant Appli (R)
- Rochester Boro Sewer & Maintenance Auth – 2016 Sewer Repairs Project – PA Small Water & Sewer Grant Applic (R)
- Midland Boro – 2017 Combined & Sanitary Sewer Improvements Project – PA Small Water & Sewer Grant Applic (R)
- North Sewickley Twp Sewer Auth – Sewer Line Ext – Concord Circle, Glendale, Old Concord Circle Rds & Schnauzer Lane (R)
- North Sewickley Twp Sewer Auth – Sewer Liner Replacement – Connoquenessing Line Replacement – Franklin Twp (R)
- Patterson Twp Mun Auth – 20th Ave. Sanitary Sewer Replacement Project – Patterson Twp (R)
- New Sewickley Twp – PennEnergy Resources, LLC – PER B35 3H Well Permit Renewal & oil & gas permit (A)
- Marion Twp – PennEnergy Resources, LLC – Beaver Pad 12, Well 1H Deepen Well Permit & oil & gas permit (A)
- Beaver Falls Mun Auth – Eastvale WTP Wash Water Tank Rehab Project – various areas in BC (A)
- Norfolk Southern Railway Co. – railroad communication tower – historic properties impact – Homewood Boro (A)

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

Miscellaneous/Informational

- Nomination of Officers – Mr. Zagorski and Mr. Stuber will serve as the nominating committee and will report their recommendations at the next meeting.

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.