

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, December 20, 2016 at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Barness & Charlton, Mr. Bragg

Staff: Lance Grable Director of BC Office of Planning & Redevelopment (OPR) --- Absent
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 ---Absent
Dan Distler Environmental Planner/Redevelopment Specialist

Solicitor: Attorney Sam Orr

Guests: Patty Hoover , of Cong. Rothfus' office, and Heather Humbert, of BC Conservation District

Approval of previous meeting minutes

A motion was made by Mr. Stuber and seconded by Mr. Mitch to approve the minutes of the November 15, 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 – On 11-30-16, Joe W. send email to Dan Distler & Lawrence County pertaining to BC Role as it relates to Greenways and Trails since Beaver and Lawrence Counties does not employ a shared Greenways and Trails Planner. In addition the Recreation and Tourism Director was asked if he has assumed the role as the trails coordinator.

Beaver County Comp Rec Plan – Nothing to report.

EPA Brownfields Coalition Assessment Grant – Sean Garrigan informed Joe & Lance that – an access agreement for the second site in Midland was received & he will send OPR a work authorization for approval. The owners of Penn Tool/Wire Mill site in Monaca will move forward with Phase 2. They have the access agreement, are scoping that site, and will submit a follow up work agreement for OPR approval. Then CED will prepare and submit a sampling & analysis (SAP) to the EPA for approval before any on site work occurs. On 12-7-16 at 10 am at the Boro Bldg, a Public Info workshop for the Monaca PA Ave Corridor Brownfields effort. Baker is proceeding with the Aliquippa Dump Site Phase I. A conference call will be scheduled to discuss the Phase I findings for the Bricks Site. It appears that the issues related to the EPA reporting are resolved. Should schedule a steering committee meeting in mid to late Jan. 2017.

GIS Update – Nothing to report. 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.

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

George/Shawgo Pl Conedera Subdiv #2
Chippewa Twp 5 Lots New Sewickley Twp 4 Lots

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

Subdivisions for Review (Minor)

Wilma Mattern Pl John Shiderly Pl #2 Ross Plan Western BC School Pl #1
Economy Boro Franklin Twp Hopewell Twp Industry Boro

Proposed Land Developments - No Municipal Subdivision Ordinance

Midland Boro – Temporary Concrete Batch Plant LD - After staff's review, a motion was made by Mr. Zagorski and seconded by Mr. Stuber to accept staff comments and forward to Midland Boro. Motion carried unanimously.

Proposed Land Developments

Beaver Falls City – Hill & Kunselman Funeral Home Parking Lot Expansion LD - After staff's review, a motion was made by Mr. Mitch and seconded by Mr. Farmer to accept staff comments and forward to Beaver Falls. Motion carried unanimously.

Proposed Zoning Ordinances/Amendments

1) Center Twp 2) Economy Boro 3) North Sewickley Twp - Withdrawn 4) South Beaver Twp
After staff's review, a motion was made by Mr. Zagorski and seconded by Mr. Stuber to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Proposed Act 537 Sewage Facilities Plan/Planning Modules

Rochester Area Joint Sewer Authority – Act 537 Plan Update - After staff's review, a motion was made by Ms. Egley and seconded by Mr. Farmer to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Notifications

Air Quality Permits

Aliquippa - U.S. Electrofused Minerals, Inc. – Permit for their facility located at 600 Steel Street.

Encroachment Permits

Beaver Falls City – Columbia Gas of PA - Permit for the SR 588 Pipeline Relocation Project.

Hanover Twp – PennDOT - Permit for the SR 18, Bank Stabilization Project.

Rochester Boro – Beaver County Rowing Association – Permit for the Seasonal private recreational boat dock.

NPDES Permits

Aliquippa City – Municipal Water Auth of Aliquippa – Permit for the WWTP TRC Improvements Project.

Midland Boro – Champion Inc. - Permit for the Concrete Batch Plant Project.

New Sewickley Twp – Vogel Property - Vogel Driveway Project.

Potter Twp – Shell Chemical Appalachia LLC - Permit for the Off-Site Parking Project.

Oil & Gas Permits

Midland Boro – Range Resources - Permit for the Aqua Rico, LLC Metered Lading Station (Midland Water Auth).

New Sewickley Twp – Cardinal PA Midstream, LLC - Permit for the B39 Well Connect Project.

Railroad Permits

East Rochester Boro – Columbia Gas of PA - Permit for the Norfolk Southern Corp's Railroad Spur – time expansion request.

Solid Waste Permit

Greene Twp – FirstEnergy LLC – Permit for the Little Blue Run Residual Waste Disposal Impoundment Construction certification report

Water Quality Part II Permits

Aliquippa City – Municipal Water Auth of Aliquippa – Permit for the WWTP TRC Improvements Project.

Ohioville Boro – Western Beaver County School District – Permit for the Fairview Elementary School.

Public Water Supply Permits

South Heights Area – Creswell Heights Joint Auth – Permit for the Pressure sustaining altitude valve installation project.

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Municipal Water Auth of Aliquippa – WWTP TRC Improvements – Aliquippa & NPDES & water quality permits (R)
 - Champion, Inc. – Concrete Batch Plant Project – Midland Boro & NPDES Permit (R)
 - Vogel Driveway Project – New Sewickley Twp & NPDES Permit (R)
 - Independence Excavating Inc. – Crows Run Road Fill Site Project – Conway Boro (R)
 - Shell Chemical Appalachia, LLC – Off-Site Parking Project – Potter Twp & NPDES Permit (A)
 - PennDOT – SR 18 Bank Stabilization Project – Hanover Twp & encroachment permit (A)
 - Cardinal PA Midstream, LLC – B39 Well Connect Project & oil & gas permit – New Sewickley Twp (A)
 - Allegheny Land Trust – Lilly Property – Big Sewickley Creek Watershed Project – Economy Boro (A)
- A motion was made by Mr. Stuber and seconded by Mr. Farmer to accept/ratify the above letter and the motion carried unanimously.

Miscellaneous/Informational

- Nomination of Officers – Nominating Committee recommendation: Mr. Anthony Rosatone for Chairman, and Mr. Grant Farmer for Vice Chairman. Motion to approve the nominating committee's recommendation was made by Mr. Zagorski and seconded by Mr. Stuber. Mr. Rosatone abstained and the motion carried.
- BCPC Board Members Terms expiring on 12/31/16 – Ms. Barness, Ms. Egley, & Mr. Zagorski. Mr. Zagorski and Ms. Egley both stated their intention to resign from the BCPC Board. Everyone thanked them for their service and for their efforts. The Board recommended that Mr. West submit prospective board members names to the BOC trying to have all areas of the county represented on the board. The BCPC Board members may submit suggestions as well. The BOC will appoint new board members.
- 2016 BCPC Annual Report – staff is working on & will present at the Feb 2016 BCPC meeting
- 2016 BCPC Meetings Listing & Advertisement memo – was included in the meeting packet.

Adjournment

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