

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

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Present: Ms. Charlton; Messrs. Bragg, Farmer, Mitch, Rosatone & Stuber

Absent: Ms. Barness

Staff: Lance Grable Director, B C Office of Planning and 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, 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 December 20, 2016 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

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

Floodplain – Scheduled 3 training courses March 7, 8th, and 9th.

Ohio River Trail – Board meeting scheduled for January 31st in Monaca.

Beaver County Comp Rec Plan – Nothing to report.

EPA Brownfields Coalition Assessment Grant – On December 28, 2016 Joe was contacted by Jill A. Gaito, Principal Gaito & Associates, LLC concerning completing the Federal Financial Report. Joe West and Ricardo Luckow Beaver County Financial Administrator reviewed the information completed the forms and email them back to Jill. Jill indicated that she would send the forms to the Las Vegas Finance Center by the December 31, 2016. Lance Grable signed the work authorization for the Midland Healthcare Center and Grocery Store Site Assessment. BCPC got consent from the property owner in Midland to allow the consultants onto his property .

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 – Working on Joint Newspaper Advertisement.

Beaver County Comprehensive Plan Update – On January 5, 2017 Joe West called Lisa Signore Director of Community Development about to explore the opportunity to apply for funds for a Comprehensive Plan update for Beaver County.

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)

Pagani Plan

New Galilee Boro 2 Lots

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

Subdivisions for Review (Major)

Jones Subdiv #1

Franklin Twp 4 lots

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

Subdivisions for Review (Minor)

Palichat Plan Rev.

Youree Pl #1

Edmunds Pl #3

Antonini Consol Pl

Ambridge Boro

Hanover Twp

Independence Twp

New Brighton Boro

Recommendations

Proposed Land Developments

New Sewickley Twp – New Sewickley Multi Family Housing LD – Plans to construct 22 buildings with 51 units totaling 72,960 sf. After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Stuber to accept staff comments, with the additional comment added regarding a second access for emergency vehicles use, and forward to New Sewickley Twp. Motion carried unanimously.

Proposed Act 537 Revisions – Sewage Facilities Planning Modules

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

NOTIFICATIONS

Encroachment Permits

Independence Twp – Equitans, L.P. – Permit for the H-156 Confirmation Dig 3 Project.

Marion Twp – BC Board of Commissioners – Permit for the Brush Creek Park #3 Bridge Replacement Project.

NPDES Permits

Center Twp – Columbia Gas of PA, Inc. – Permit for the D-272 Pipeline Project.

Moon Twp area – Moon Twp Mun Auth. – Permit for the D-272 Flaugherty Run Wastewater Treatment Plant Project.

Railroad Permits

East Rochester Boro – Columbia Gas – Permit for the Norfolk Southern Railway Co – DOT 507 576 H crossing.

Solid Waste Permit

Greene Twp – Little Blue Run Residual Waste Disposal Impoundment – Permit for the Minor permit modification – misc. revision,

Water Permits

Freedom Boro – PennEnergy Resources, LLC – Permit for the notification of surface water withdrawal from the Ohio River.

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- CED – PA Pipeline Program (PIPE) grant funding – Westgate Business Park Project – Big Beaver Boro (R)
- Equitans, L.P – H-156 Confirmation Dig 3 Project & encroachment permit – Independence Twp (A)
- Columbia Gas of PA, Inc. – D-272 Pipeline Project & NPDES permit – Center Twp (A)
- Blackhawk School District – artificial turf installation – Chippewa Twp (A)

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

Miscellaneous/Informational

- BCPC – 2 open board seats – Per the PC Board's request, Mr. West submitted a memo to the BOC concerning the 2 open Board seats. The PC Board will gather names of interested parties and will submit and discuss with the BOC for BOC appointment.
- 2016 BCPC Draft Annual Report – is completed and will be included in 2-21-17 meeting packet.

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.