

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

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Present: Ms. Charlton; Messrs. Farmer, Rosatone, & Stuber (There are 3 open Board seats)

Absent: Mr. Bragg & Mr. Mitch

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: Sandie Egley, BOC Chairman, Katie Staudenmeier, of BC Conservation District

Approval of previous meeting minutes

A motion was made by Mr. Stuber and seconded by Ms. Charlton to approve the minutes of the January 17, 2017. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

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

Floodplain – trainings schedule for March 7, 8 and 9, 2017.

Ohio River Trail – Attended ORTC Board meeting on 2-7. Current status of land acquisitions was discussed.

Beaver County Comp Rec Plan – Nothing to report.

EPA Brownfields Coalition Assessment Grant – The quarterly report for the 1st quarter of the grant period was sent to Tish Corbett with the EPA. SGA Project Invoice # 16002 was received and processed for payment.

GIS Update – Discussed at the 2-10-17 GIS Committee mtg, the land evaluation tool is complete, GIS Comm. Mtg structure, documentation & reporting, and some GIS technical projects.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Discussed at the 2-7-17 meeting were: SPC Update – projects, and regional freight planning efforts. The SPC Freight Conference is 5-11-17.

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)

Schutte Consol Plan	James Ronald Hall Subdiv	Slavic Plan #2
Conway Boro 4 Lots	Greene Twp 3 Lots	North Sewickley Twp 3 Lots

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

Subdivisions for Review and Report (Minor)

Schutte Real Est (SRE) Cons	Fabyanic Pl #4	Donnelly Subdiv	Kiester Consol Plan
Chippewa Twp	Daugherty Twp	Daugherty Twp	Daugherty Twp
Hopewell Hotel Devel	Davis Consol Pl	Barckhoff Pl #3	Horsehead/Shell Pl #1
Hopewell Twp	New Brighton Boro	Ohioville Boro	Potter Twp

Proposed Land Developments

South Beaver Twp – South Beaver Twp Municipal Building LD – plans to construct a 2,160 sf building on Blackhawk Road. After staff's review, a motion was made by Mr. Farmer and seconded by Ms. Charlton to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Proposed Zoning Ordinances/Amendments

Big Beaver Boro, Chippewa Twp and New Brighton Boro – 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 municipal governing body. Motion carried unanimously.

Notifications

Air Quality Permits

Midland Boro - Buckeye Pipe Line Co, LP – Midland Station

Encroachment Permits

Ambridge Boro – Metals USA Facility – Ohio Rvr Bk Remediation Project
New Sewickley Twp – Pine Run Sportsman's Club – Pipe installation along driveway project
Ohioville Boro – Adcam Properties, LLC (209 Lisbon Rd small flow treatment facility project)
Potter & Center Twps - Shell Chemical Appalachia, LLC – Storage Tank Site-Specific Installation Permit
Raccoon Twp – BC BOC – County Bridge #52 Replacement (McHenry Bridge #1) Project
Rochester Twp – Columbia Gas of PA Inc. – Line D-86 Pipeline Replacement Project

NPDES Permits

Big Beaver Boro – Wesex Corporation – Big Beaver Koppel Distribution Center Project
Center Twp – Castlebrook Development Group – Beaver Valley Mall Development Project
Marion Twp – Vekaplast Sewage Treatment Plant – NPDES Permit – PA 0097390
Ohioville Boro – Adcam Properties, LLC (209 Lisbon Rd small flow treatment facility project)

Water Quality Part II permits

Ohioville Boro – Adcam Properties, LLC (209 Lisbon Rd small flow treatment facility project)

Other

Center Twp submitting a Multimodal Transportation Fund Grant for the Beaver Valley Mall Loop Road Project – Center Twp 1-9-17 DEP Letter – 2nd Technical Review, Closure Plan modification, Horsehead Residual Waste Landfill – Potter Twp 1-23-17 DEP– Incompleteness Letter – Nexeo, Freedom Facility – Hazardous Waste Permit Transfer

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Buckeye Pipe Line Co, LP – Midland Station Project – Midland Boro & air quality permit (R)
- Robert Borland – Whispering Woods Mobile Community – New Sewickley Twp (R)
- Darlington Twp – DCNR funding – comfort station addition to community park project. (R)
- Castlebrook Development Group – Beaver Valley Mall Development Project - Center Twp & NPDES permit (A)
- Wesex Corp – Big Beaver Koppel Distribution Center Project – Big Beaver Boro & NPDES permit (A)
- Adcam Properties, LLC – Small Flow Treatment Facility (209 Lisbon Rd) – Ohioville Boro & various permits (A)
- Metals USA Facility – Ambridge Boro – Ohio River Bank Remediation Project & encroachment permit (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

- **BCPC 2016 Annual Report** – Was included in the packet. A motion was made by Ms. Charlton and seconded by Mr. Stuber to accept the Annual Report and submit to the BOC before the March 1st deadline. Motion carried unanimously.
- **BC Cons. District** – A \$100 donation request letter was received. A motion was made by Mr. Stuber and seconded by Ms. Charlton to make the \$100 requested donation. Motion carried unanimously.
- **BCPC Board - 3 Open Seats** – Mr. Rosatone will discuss with staff the names of potential BCPC Board member and then will submit their recommendations to the BOC. The BOC will make the appointments to the Board.

Adjournment

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