

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, March 21, 2017 at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Messrs. Bragg, Farmer, Mitch, Stuber

Absent: Ms. Charlton & Mr. Rosatone

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 Veschio Planning Assistant/GIS Coordinator
Dan Distler Environmental Planner/Redevelopment Specialist

Solicitor: Attorney Sam Orr

Guests: Mr. N. Lowery, Berkshire Hathaway Home Serv – re: Drogus & Fiore Plan & Katie Staudenmeier, of BC Conservation District & Sandie Egley, BC BOC

In the absence of Mr. Rosatone, the Chairman, Mr. Farmer, the Vice Chairman, facilitated the meeting.

Approval of previous meeting minutes

A motion was made by Mr. Stuber and seconded by Mr. Mitch to approve the minutes of the February 21, 2017 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Dan discussed Phase I & Phase II of this project with Joe and Doniele.

Floodplain – Dan attended and instructed trainings on March 7, 8, and 9, 2017.

Ohio River Trail – Nothing to report.

Beaver County Comp Rec Plan – Nothing to report.

EPA Brownfields Coalition Assessment Grant – Invoice # 16002-7 was received from SGA and is being processed for payment.

GIS Update – Invoice # 970720 was received and processed for payment. Staff met with Atty Jessica Sullivan to review procedure for individuals and agencies requesting GIS data.

Appalachian Regional Commission (ARC) – Joe, Lance and Pat Nardelli discussed the BV Mall Loop Extension Road, and Center Twp possibly receiving ARC EDA funding for this project. Joe forwarded the info received to Lew Vilotti of SPC.

Freight Plan – Nothing to report.

BC Hazardous Mitigation Update – Nothing to report.

MS4 – The joint ad ran on 2-21-17 in the BC Times. The invoice and proof of publication was received & will be forwarded to all participants. Processing the municipal payments so invoice can be processed for payment.

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)

Prop. Burger King Plan	Siegal Plan	Piper Consolidation Plan	Drogus & Fiore Plan
Aliquippa City 4 Lots	Franklin Twp 5 Lots	New Brighton Boro 3 Lots	North Sewickley Twp 5 Lots

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

Subdivisions for Review and Report (Minor)

West Aliquippa Waste Water Facility Plan	Ovadia Lot Consol	Beaver Falls Turners Parking Lot Plan
Aliquippa City	Beaver Boro	Beaver Falls City

Harry Boots Pl #2	Morton Plan	Trautvetter Estate Plan
Franklin Twp	North Sewickley Twp	South Beaver Twp

Proposed Land Developments

Aliquippa City – Burger King LD – plans to construct 1 building, approx. 2,000 sf on Brodhead Road.

Beaver Falls City – Miller Building Final LD – plans to construct a 44,760 sf building on McMillen Ave & Darlington Alley.

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

Proposed Act 537 – Revised, Sewage Facilities Planning Modules

Potter Twp – Center Twp Sanitary Auth – Shell SR 18 Sewer Line Ext. Off Site Improvements Project

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

Notifications

Air Quality Permits

Midland Boro – Jewell Acquisition, LLC – Permit renewal for their Midland facility

Encroachment Permits

Big Beaver Boro – Wesex Corporation – Big Beaver Koppel Distribution Center Project

Franklin Twp – Green Valley Environmental – Zelenople Mun Airport

Potter Twp – Shell Chemical Appalachia LLC – Administrative/Parking Complex Project

NPDES Permits

Beaver Falls City – Beaver Falls City – Beaver Falls Sewage Treatment Plant

Brighton Twp – Third Street Beaver Associates, LLC – Baglio Property - Evergreen Circle Project

Center Twp – Central Valley School District – Additions and Renovations to Todd Lane Elementary School

Center Twp – Center Twp Water/Sewer Auth – SR 18 Water/Sewer Line Extension Project

Industry Boro – Shell Chemical Appalachia, LLC – Industry Site Project

Midland Boro – Champion, Inc. – Midland Concrete Batch Plant

Oil & Gas Permits

Independence Twp – Range Resources – Appalachia, LLC – Minton William 12298 Well Site

New Sewickley & Economy - Cardinal PA Midstream, LLC – B15 Well Connect

Independence, Raccoon, Center, New Sewickley & Conway – ETC Northeast Pipeline, LLC – Revolution Pipeline Phase 2

Solid Waste Permit

Big Beaver, West Mayfield & Chippewa – Valley Waste Transfer Station – Minor permit modification

Freedom Boro – Nexeo Solutions, LLC – Freedom Facility - modification

Water Quality – Part II Permits

Center Twp Sanitary Auth – WWTP Headworks Facilities Improvements Project

Water Management Plan Permits

Midland Boro – Chesapeake Appalachia, LLC – Southwest PA Water Management Plan

Water Allocation Permit

New Sewickley Twp – New Sewickley Twp Mun Auth – Renewal of Permit # 04-692

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Center Twp Sanitary Auth – WWTP Headworks Facilities Improvements Project & water quality permit (R)
 - Cardinal PA Midstream, LLC – B15 Well Connect – New Sewickley & Economy & oil & gas permit (R)
 - Central Valley School District – Additions and Renovations to Todd Lane Elementary School & NPDES permit (R)
 - Chesapeake Appalachia, LLC – SW PA Water Mgmt Plan – Midland Water Auth - Midland Boro & water mgmt. plan permit (R)
 - Wesex Corp. – Big Beaver Koppel Distribution Center – Big Beaver Boro & encroachment permit (R)
 - Range Resources – Appalachia, LLC – Minton William 12298 Well Site – Independence Twp & oil & gas permit (A)
 - Independence Conservancy – Rocky Bottom Natural Area – Public Access Design & Construction Project (R)
 - Third Street Beaver Associates, LLC – Baglio Property -Evergreen Circle Project – Brighton Twp & NPDES permit (R)
 - Center Twp Water/Sewer Auth –SR 18 Water/Sewer Line Extension Projects – Potter Twp & NPDES permit (A)
 - Shell Chemical Appalachia, LLC – Industry Site Project – Industry Boro & NPDES permit (A)
 - Shell Chemical Appalachia, LLC – Administrative/Parking Complex – Potter Twp & encroachment permit (A)
 - Green Valley Environmental, LLC – Zelenople Municipal Airport – Franklin Twp & encroachment permit (A)
 - Champion, Inc. – Midland Concrete Batch Plant – Midland Boro & NPDES permit (A)
 - ETC Northeast Pipeline, LLC – Revolution Pipeline-Ph 2 – Independence, Raccoon, Center, New Sewickley & Conway & oil & gas permit (A)
- A motion was made by Mr. Stuber and seconded by Mr. Bragg to accept/ratify the above letter and the motion carried unanimously.

Miscellaneous/Informational

- BCPC 2016 Annual Report – was submitted to the BOC and is available online on the BCPC web page.
- BCPC Open Board Seats (3) – After a brief discussion, a motion was made by Mr. Mitch and seconded by Mr. Stuber to submit a letter to the BC BOC recommending that Cynthia Vannoy, Christopher Ruppen, and Zachery Economos be appointed by the BOC to fill the 3 open board seats. Each of their terms will begin immediately and will end 12/31/19. The open seats were previously filled by Sandie Egly, Joseph Zagorski, and Karen Barness, all whose terms expired on 12/31/16.

Adjournment

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