

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, April 18, 2016 at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: 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 Vescio Planning Assistant/GIS Coordinator
Dan Distler Environmental Planner/Redevelopment Specialist

Solicitor: Attorney Sam Orr

Guests: Sandie Egley, Chairman of the BC BOC, and Jared Stonesifer of the BC Times

Approval of previous meeting minutes

A motion was made by Mr. Stuber and seconded by Mr. Mitch to approve the minutes of the March 21, 2017 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 – Nothing to report.
- Beaver County Comp Rec Plan – Nothing to report.
- EPA Brownfields Coalition Assessment Grant – 4-3-17 Jill Gaito sent Joe W. a copy of the quarterly report for EPA. At 4-4-17 the Project Steering Committee met to discuss the project activity updates.
- GIS Update – The 2017 tax parcels updates are completed and are ready for public use.
- Appalachian Regional Commission (ARC) – Jamie Colecchi of SPC informed Joe W. that the ARC Grant Applications are now open FY 17/18. Proposed projects are due 5-12-17.
- 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 – Joe attended the 4-10-17 PennDOT BC Outreach meeting discussing where liquid fuels and construction projects in BC.
- CCBC Housing – In reply to his status update request, Joe received an email on 4-17-17 from Glenn Natali, the VP of Finance & Operations at CCBC informing him that a task force has been formed to identify the best business model for CCBC students with a focus on academics. After staff's review, a motion was made by Mr. Bragg and seconded by Ms. Charlton to accept the project status report.

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

- Beaver Valley Mall Plan, Center Twp, 12 Lots - After staff's review, a motion was made by Mr. Mitch and seconded by Mr. Stuber to accept staff comments and forward to Center Twp. Motion carried unanimously.
- Meehan Lane Pl #2, New Sewickley Twp, 4 Lots - After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Bragg to accept staff comments and forward to New Sewickley Twp. Motion carried unanimously

Subdivisions for Review and Report (Minor)

Hall/Mutkus Lot Add Pl Center Twp	PR BVM LLC Pl #1 Center Twp	Frasso & Kalcevic Lot Rev Chippewa Twp	Hinemen Plan Darlington Twp
Boswell-McCaskey Subd Daugherty Twp	Minceberg Lot Consol Pl Economy Boro	Werner Plan Economy Boro	Taylor Plan Independence Twp
			Sebastian Pl #2 Vanport Twp

Proposed Land Developments

Center Twp – Ardex Campus Expansion LD – plans to expand their warehouse and construct an additional building. After staff's review, a motion was made by Mr. Stuber and seconded by Mr. Mitch to accept staff comments and forward to Center Twp. Motion carried unanimously.

Notifications

Encroachment Permits

Big Beaver Boro – Dominion Transmission Inc. – Ln. 32 & Ln 35 Pipeline Replacement Project
Bridgewater Boro – JoPa Development, LLC – River Harbour Marina Project
Freedom, Rochester Twp & New Sewickley Twp – PennEnergy Resources, LLC – Ohio Waterline Project
Hanover Twp – MarkWest Liberty Midstream & Resources – Krivickas to Smith Pipeline – Major Modification Project
Hopewell Twp – Aliquippa Mun Water Auth – Golf Course Rd. Waterline Repair Project
Marion Twp – North Sewickley Twp Water Auth – SR 1014 Sec B35 Wises Grove Waterline Installation Project
North Sewickley Twp – Columbia Gas of PA Inc. – 3115 Townwood Rd Pipeline Installation Project.
Ohioville Boro – Ohioville Boro Mun Auth – SR 0168 Waterline Relocation Project
Ohioville Boro – Marathon Pipe Line, LLC – ESMD 2004 Depth of Cover Maintenance Project
Ohioville Boro – Peoples Natural Gas Co – Fairview Road Bridge 4" Gas Line Stream Crossing Project

NPDES Permits

Center Twp – Ardex Engineered Cements – Ardex Campus Extension Project
New Sewickley Twp – David J. D'Atri – Forest Brook Mobile Home Park

Solid Waste Permit

Freedom Boro – Nexeo Solutions, LLC – Freedom Facility – Class 1 modification

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Dominion Transmission, Inc. – LN 32 & LN 35 Pipeline Replacement Project – Big Beaver & Homewood & encroachment permit (R)
- Ohioville Boro Mun Auth – SR0168 Waterline Relocation Project – Ohioville Boro & encroachment permit (R)
- Columbia Gas of PA Inc. – 3115 Townwood Rd Pipeline Installation Project – North Sewickley Twp & encroachment permit (R)
- PennEnergy Resources, LLC – Ohio Waterline Project – Freedom, Rochester Twp & New Sewickley Twp & encroachment permit (R)
- Ardex Engineered Cements – Ardex Campus Extension Project – Center Twp & NPDES permit (A)
- Peoples Natural Gas Co – Fairview Road Bridge 4" Gas Line Stream Crossing Project – Ohioville Boro & encroachment permit (A)
- North Sew Twp Water Auth – SR 1014 Sec. B35 Wises Grove Waterline Installation Project – Marion Twp & encroachment permit (A)
- MarkWest Liberty – Krivickas to Smith Pipeline Project Major Modification – Hanover Twp & encroachment permit (A)
- Allegheny Land Trust – Big Sewickley Creek Watershed Project – support letter – Ambridge Boro (R)

After staff's review, a motion was made by Mr. Bragg and seconded by Ms. Charlton to accept/ratify the above letters. Motion carried unanimously.

Miscellaneous/Informational

- Pesticide Performance Grant, from 7-1-17 thru 6-30-21 for \$2,494,200. - The BCPC received a notice of this grant and Mr. West recommended to the Board members that we waive our review as staff does not have expertise in this area, and also pesticides are not covered in the BC Comp Plan. The Board agreed and we will waive our review of this project.
- BCPC – Open Board Seats – copies of the 3-21 and 4-6-17 memos to the BOC regarding the open board seats were included in the packet. The BOC has appointed: Cynthia Vannoy, Christopher Ruppen and Zachary Economos to the BCPC Board. All three of their terms will expire on 12/31/19. They will be in place to attend the next BCPC meeting. Mr. Mitch suggested, and everyone agreed, inviting the new board members to arrive at noon, 30 minutes before the next monthly meeting (5-16-17) so they can watch a PA Planning Assn. video concerning the duties of a Planning Commission. All Board members are welcome to come and watch this video and get acquainted with the new board members.
- The BCPC Board noted that with the BCPC staff shortage, some requests for expedited reviews may not be feasible. The Board supports the staff's decision for sufficient time to thoroughly review submitted documents. Staff thanked the Board for their support.

Adjournment

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