

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, May 16, 2017 at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Messrs. Farmer, Rosatone & Economos

Staff: Lance Grable Director, B C Office of Planning and Redevelopment – absent (at GIS Conference)
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 – was absent

In the absence of the Chairman and Vice Chairman, Mr. Mitch chaired the meeting. Mr. Mitch welcomed new board members, Ms. Vannoy and Mr. Ruppen and told them we look forward to working with them. Mr. Economos was on a business trip and unable to attend.

Guests: 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 4-18-17 meeting. Motion carried unanimously

A motion was made by Ms. Charlton and seconded by Mr. Stuber to adjust the meeting agenda to watch the “Role of the Planning Commission” and also the “SPC Freight Forum” Presentation which Joe West was a part of.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Joe, Dan and Lance met with Erin M. Keppel-Adams, SPR Water Resource Manager, regarding possible funding source (US Army Corps of Engineers) for Phase II of Plan.

Floodplain – Nothing to report.

Ohio River Trail – On 4-24-17, Joe and Dan met with Learn C. Chaney, AICP with SPC, and Keith A. Johnson with Gannett Fleming concerning Trails and Plans related to trails in BC and a possible regional trail plan.

Beaver County Comp Rec Plan – Staff received a draft copy of the BC Comprehensive Recreation, Park & Open Space Plan

EPA Brownfields Coalition Assessment Grant – Invoice # 16002-9 was received and processed for payment.

GIS Update – On April 16 & 17, Lance attended the GIS Conference to demonstrate how the Land Evaluation Tool operates.

Appalachian Regional Commission (ARC) – Joe contacted SPC Concerning the 2017 projects from BC.

Freight Plan – On 5-3-17 Joe was filmed by SPC camera crew to be featured in a video about Freight movement in BC and SW PA.

BC Hazardous Mitigation Update – Nothing to report.

MS4 – Nothing to report.

Beaver County Comprehensive Plan Update – Nothing to report. Mr. Mitch suggested asking the utility companies for funding for this project.

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)

Junction Properties LLC Pl	Evergreen Heights Subdiv	Shadow Creek Lot 329	Katherine Unis Est
Beaver Falls City 8 Lots	Brighton Twp 15 Lots	Center Twp 3 Lots	Hopewell Twp 5 Lots

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.

Subdivisions for Review and Report (Minor)

Devito Plan #1
Raccoon Twp

Proposed Land Developments – None

Proposed Zoning Ordinances/Amendments

(Motion to accept report and forward to municipal governing body)

Beaver Borough (2) - After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Bragg to accept staff comments and forward to Beaver Boro. Motion carried unanimously.

Notifications

Air Quality Permits

New Sewickley Twp – Cardinal PA Holdings, LLC – Pike Compressor Facility Plan Approval Application

Encroachment Permits

Chippewa Twp – PennDOT – SR 4012, Section B08 Project

Darlington Twp – PennDOT – SR 4005 Section B02 Project

Hopewell Twp – Plenary Walsh Keystone Ptnrs – JV# 456 SR 3009, Section 000 Project

Independence Twp – MarkWest Liberty – Smith to McMichael Pipeline Addendum Project

NPDES Permits

Ambridge Boro – Sippel Co, Inc. (dba – Sippel Steel Fab) – Sippel Steel Fab Facility

Darlington – HCR – Manorcare – renewal of NPDES permit

Greene Twp – PennDOT – SR 0030, Section B07 – US 30 Upgrade Project

Hopewell Twp – Betters Real Estate Holdings, LP – Bet-Tech Drive – Lot 3R, Bet-Tech Industrial Park

Hopewell Twp – PGT Trucking – Beaver County Corporation Parcel Project

New Galilee – Lindy Paving, Inc. – Koppel Storage Yard Project

South Beaver Twp – Pike Business Park, LLC – Pike Business Park Project

Oil & Gas Permits

Aliquippa, Beaver, Monaca, Potter – MarkWest Liberty – Mariner West Pipeline Project

New Sewickley Twp – PennEnergy Resources, LLC – PER B24 1H, 2H, 3H, 4H, 5H & 6H well permits

New Sewickley Twp – PennEnergy Resources, LLC – PER B22 1H Well permit

Water Permits

Freedom & Rochester Boros – Antea Group (Ashland LLC – Freedom Facility) permit modification

Other

Ambridge Boro – DCNR Grant – Project to Improve Ambridge Parks – Ambridge Boro

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Betters Real Estate Holdings, LP - Bet-Tech Drive, Lot 3R, Bet Tech Industrial Park – Hopewell Twp & NPDES permit (R)
- MarkWest Liberty – Smith to McMichael Pipeline Addendum Project – Independence Twp & encroachment permit (R)
- Hopewell Twp – DCNR Grant – Hopewell Community Park Updates Project (R)
- PGT Trucking – Beaver County Corporation Parcel Project – Hopewell Twp & NPDES permit (R)
- Ellwood City – DCNR Grant – Ewing & Steifel Parks Project (R)
- Plenary Walsh Keystone Partners – JV # 456 SR 3009 Section 000 Project – Hopewell Twp & encroachment permit (R)
- Pike Business Park, LLC – Pike Business Park Project – South Beaver Twp & NPDES Permit (R)
- Brighton Twp – DCNR Grant – Two Mile Run Park Trails Project (R)
- PennDOT – SR 0030, Section B07 – US 30 Upgrade Project – Greene Twp & NPDES permit (A)
- PennDOT – SR 4012, Section B08 Project – Chippewa Twp & Encroachment Permit (A)
- PennDOT – SR 4005, Section B02 Project – Darlington Twp & Encroachment Permit (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

- Thank You Letter – was received from the BC Cons. Dist. For the donation for the BC Maple Syrup Festival.
- GIS Conference – Joe informed the Board that Lance is attending the GIS Conference in State College to demonstrate the “Land Development Evaluation Tool” and is therefore unable to attend this meeting.

Adjournment

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

