

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, June 20, 2017 at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Charlton & Vannoy ; Messrs. Economos, Farmer, Mitch, Rosatone, & Ruppen

Absent: Messrs. Bragg & Stuber

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, & Katie Staudenmeier, of BC Conservation District

Approval of previous meeting minutes

A motion was made by Mr. Mitch and seconded by Ms. Charlton to approve the minutes of the 5-16-17 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 – On 5-30-17, Lance and Joe received an email from Jill Gaito, Principal, Gaito & Assoc, LLC including a letter from Tish Corbett, with the EPA, formally requesting an extension to the grant period to March, 2018. In addition on 5-30-17, Lance and Joe received minutes from the 4-4-17 Steering Committee meeting.

GIS Update – On 5-31-17, Bob Lois with Baker Engineers informed the OPR staff that he will be retiring and Jeremy Jurick will assume the role of Project Manager.

Appalachian Regional Commission (ARC) – On 5-11-17, and after a telephone conversation with the developer, the Wagner Rd. Ext. that we have been discussing in Center Twp was withdrawn as a project.

Freight Plan – Nothing to report.

BC Hazardous Mitigation Update – Nothing to report.

MS4 – Nothing to report.

Beaver County Comprehensive Plan Update – Nothing to report. Still seeking funding for this project.

Ohio River Regional Partnership – Nothing to report.

Transportation – Nothing to report.

CCBC Housing – Nothing to report.

Other - Joe attended the Planning Directors of Southwestern PA meeting on 5-22-17.

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

Northern Lights Pl #1	SPOA Inc. Plan	Speedway Store # 2928 Consol	Dettinger Plan Rev
Economy Boro 4 Lots	Franklin Twp 4 Lots	New Brighton Boro 7 Lots	Patterson Twp 3 Lots
Patrick Plan #1	Mayer Subdivision	Pike Business Park Subd	
Shippingport Boro 4 Lots	South Beaver Twp 4 Lots	South Beaver Twp 3 Lots	

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

Subdivisions for Review and Report (Minor)

BeaveRun Founders Dev Subdiv	Spring Hill Farms Subd	Central Square Subd 3 rd Rev	Deem Consolidation Pl
Big Beaver Boro	Brighton Twp	Chippewa Twp	Chippewa Twp
Frieler- Carothers Pl	Thompson Subdiv	<i>Werner Plan- Withdrawn</i>	Koehler Plan
Darlington Twp	Economy Boro	<i>Economy Boro</i>	South Beaver Twp

Proposed Land Developments

Hopewell Twp – PGT Trucking LD - plans to construct a 57,324 sf building on Route 151. After staff's review, a motion was made by Mr. Mitch and seconded by Mr. Farmer to accept staff comments and forward to Hopewell Twp. Motion carried unanimously
South Beaver Twp – Pike Business Park LD – plans to construct an 82,640 building on Route 51. After staff's review, a motion was made by Mr. Farmer and seconded by Ms. Charlton to accept staff comments, and also suggest that the plan be reviewed by someone with expertise in the area of traffic patterns, and forward to South Beaver Twp. Motion carried unanimously

Proposed Zoning Ordinances/Amendments

New Sewickley Twp - After staff's review, a motion was made by Mr. Charlton and seconded by Mr. Mitch to accept staff comments and forward to New Sewickley Twp. Motion carried unanimously.

Proposed Act 537 Revisions – Sewage Facilities Planning Modules

Chippewa Twp & Beaver Falls City – Constitution Blvd Development (Dan Bull) - After staff's review, a motion was made by Ms. Charlton and seconded by Farmer to accept staff comments and forward to the applicant. Motion carried unanimously.

Notifications

Air Quality Permits

Beaver Falls City – J.P. Austin Associates – Permit for their facility located at 1060 24th St Ext.

Encroachment Permits

Big Beaver Boro – BiKop, LP – Permit for the Big Beaver Koppel Distribution Center Project

East Rochester Boro – East Rochester Boro – Permit for the Culvert Debris Deflectors Project

Rochester Twp – Penn DOT – Permit for the SR 1026, Section B04 (Reno Street) Project

NPDES Permits

Center Twp – Central Valley School District – Phase 1 Athletic Facility Improvements (High School)

Ohioville Boro – Castlebrook Devel Group – Pinehurst Village Plan of Lots Phase 1

Oil & Gas Permits

Marion Twp – PennEnergy Resources, LLC – PER B17 1H, 2H, 3H, 4H, 5H, & 6H Well Permits Project

New Sewickley Twp – PennEnergy Resources, LLC – PER B24 7H Well Permit Project

Water Allocation Permits

New Sewickley Twp – New Sewickley Twp Mun Auth – Beaver Falls Mun Auth

Other

5-18-17 – PennDOT – notice of intent to enter – Parcel # 55-143-0106.000 Achortown Rd – Brighton Twp

5-24-17 - General Permit – Lindy Paving – Permit for Portable Non-Metallic Processing Plants (Crushers) in Aliquippa City

5-22-17 – Technical Review (Addenda to forms 6R & 7R) – Closure Plan Mod– Horsehead Residual Waste Landfill – Potter Twp

6-5-17 – Plenary Walsh Keystone Partners Ltr – PennDOT's Rapid Bridge Replacement – Chapel Drive (Route 1005) Bridge

6-5-17 – Plenary Walsh Keystone Partners Ltr – PennDOT's Rapid Bridge Replacement – Bradys Run Rd (Route 4012) Bridge

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Central Valley School Dist (High School) – Phase 1 Athletic Facility Improvements – Center Twp & NPDES permit (R)
- Ambridge Boro – Walter Panek Park and 8th Street Park – Rehabilitation projects – (R)
- Rochester Twp – PennDOT – SR 1026, Sec. B04 Project - & encroachment permit (A)
- Castlebrook Devel – Pinehurst Village Plan Phase I Project – Ohioville Boro & NPDES permit (R)

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

Miscellaneous/Informational

- Tours – Joe told the Board members that he will try to set up a tour of the Columbia Gas Training Facility and the Shell plant.
- Meeting Packet – Per BOC Egley's suggestion, Lance mentioned that the meeting packets be emailed to the Board members rather than printing and mailing them. A brief discussion ensued, and it was agreed upon that next month we will email the packets and also mail the paper packets. The Board members will discuss what they need to have on paper for the meeting, what can be eliminated and viewed on the power point at the meeting. Also discussed – borrowing laptops from BC Info Tech Dept. for the board members to use at the meeting.
- ATV Trails – Lance explained that Kathy Frankel of DCNR was asked by a Consultant to recommend 500+ acre areas in BC suitable for ATV trail areas in BC. Ms. Frankel contacted Lance requesting his assistance. The consensus was to report existing ATV trail areas, but rather than recommending certain areas for ATV trail use, allow the consultant to contact the municipalities to determine if this is something the municipality is interested in.

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.