

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, July 18, 2017 at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Charlton, Messrs. Economos, Farmer,

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, BC BOC, and Katie Staudenmeier, of BC Conservation District,

Approval of previous meeting minutes

A motion was made by Mr. Stuber and seconded by Mr. Bragg to approve the minutes of the June 20, 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 – Received Invoice # 16002-10 and processed for payment.
- GIS Update – Started project adding repository properties. Received Invoice # 983408 from Michael Baker.
- Appalachian Regional Commission (ARC) – Nothing to report.
- 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 – Nothing to report.
- CCBC Housing – Nothing to report.

NEW BUSINESS
Development

Subdivisions for Review and Report (No Municipal Subdivision Ordinance)

Harmony Ridge Golf Club Pl
Harmony Twp 3 Lots

After staff’s review, a motion was made by Mr. Mitch and seconded by Mr. Stuber to accept staff comments and forward to Harmony Township . Motion carried unanimously.

Subdivisions for Review and Report (Major)

Brodhead Wesbanco Subd	Eagles Landing at Mateer Farms Pl	McCormick & Costanza Pl
Center Twp 3 Lots	Center Twp 4 Lots	Economy Boro 4 Lots

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

Subdivisions for Review and Report (Minor)

Michael Drive Pl #2	Amanda Kalcevic Pl	McNamara-Beatty Plan	Downs Plan #1
Center Twp	Chippewa Twp	Economy Boro	Franklin Twp
Jones Subdiv #2	Calabria Pl #1		
Franklin Twp	Hopewell Twp		

Proposed Land Developments

Center Twp - Brodhead WesBanco LD – plans to construct 2 buildings containing 24 units and totaling 13,660 sf each on Brodhead Rd.
Center Twp – Eagles Landing at Mateer Farms LD – plans to construct 3 buildings containing 124 units on Marshall Road.
Hopewell Twp – Kellar Properties LD – plans to construct 3 buildings containing 17 units totaling 21,504 sf on Washington Street.
After staff's review, a motion was made by Mr. Stuber and seconded by Mr. Bragg to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Notifications

Air Quality Permits

Potter & Center Twps - Bechtel Oil, Gas & Chemicals – PA Chemicals Project

Encroachment Permits

Hanover & Independence Twps – Mark West Liberty – Noss Pipeline Project

Independence Twp – Allegheny Co. Cons Dist. – Raccoon Creek Streambank Remediation Project

Independence Twp – MarkWest Liberty Midstream & Resources LLC – Ziolkowski to Smith Pipeline Major Modification Project

Industry Boro – Shell Chemical Appalachia LLC – Parking facility (former Great Lakes Terminal & Transport Corp site)

New Brighton Boro - Columbia Gas of PA – Pittsfield Alley Rd. Pipeline Relocation Project

Mining Permits

Franklin Twp – Mashuda Corporation – Bond Release for permit No. 04070104 (Schmitt/Blizman Property)

NPDES Permits

Midland Boro – Buckeye Partners, LP – Buckeye Midland Development Project

Oil & Gas Permits

Independence Twp – MarkWest Liberty Midstream & Resources LLC – Ziolkowski to Smith Pipeline Major Modification Project

Marion Twp – PennEnergy Resources, LLC – Beaver Pad 9 1H, 2H, 3H, 4H, 5H, 6H, 7H, & 8H Well Permit Projects

Marion/New Sewickley Twps – PennEnergy Resources, LLC – Zahn Pad Project

New Sewickley Twp – PennEnergy Resources, LLC – PER B22 8H & 9H Well Permit Projects

New Sewickley Twp – PennEnergy Resources, LLC – PER B35 1H, 2H, 4H, 5H & 6H Well Permits

New Sewickley Twp – PennEnergy Resources, LLC – Beaver Pad 5, Well 5H UD Permit renewal

Railroad Permits

Homewood Boro – Norfolk Southern Railway Co – construct 2 positive train control towers

Other

6-9-17 PA DEP Ltr – FY 17 Drinking Water & Clean Water State Revolving Funds grant applications – waived review

6-9-17 PA DEP – joint initiative DEP & PEMA transitioning Dam Emergency Action Plans to an electronic format.

6-14-17 FCC – AT&T Mobility, LLC – proposed collocation/modification of telecommunications tower –BC Airport site

June 2017 – FirstEnergy Generation LLC – Annual Operations Report (April 2016 – 2017) Permit No. 300558

6-30-17PA DEP Ltr – Little Blue Run Disposal Impoundment – Consent Decree – Permit Condition – semiannual progress report

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Columbia Gas of PA – Pittsfield Alley Rd. Pipeline Relocation Project – New Brighton Boro & encroachment permit (R)
- Municipal Authority – Borough of Midland – GIS Project (RCAP) – letter of support (R)
- Buckeye Partners, LP – Buckeye Midland Development Project – Midland Boro & NPDES permit (R)
- MarkWest Liberty - Ziolkowski to Smith Pipeline Major Modification Project – Independence Twp (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

- **BC Comp Plan** – Joe mentioned that we are still seeking funding for the BC Comp Plan Update due in 2020.
- **Tours** – Joe is trying to make arrangements for the BCPC Board members to tour the Columbia Gas Training Facility in Center Twp and also the Shell Site in Potter Twp. It may be easier to set up the tours either before or after the BCPC meeting. Joe will keep the Board members posted.
- **Northern Lights** – Joe mentioned that staff met with the developer of the Northern Lights Site regarding future plans. Joe also confirmed that the Economy Connector (the Road leading to Walmart above Northern Lights) which will connect with Route 989 is on the TIP (Transportation Improvement Plan).

Adjournment

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