

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, December 19, 2017 at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Vannoy, Messrs. Bragg, Economos, Ruppen, & Stuber

Absent: Ms. Charlton, Messrs. Farmer, Mitch, 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: Katie Staudenmeier, of BC Conservation District

Approval of previous meeting minutes

A motion was made by Mr. Bragg and seconded by Mr. Stuber to approve the minutes of the November 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 – Invoice # 16002-15 for \$65,178.85 was processed for payment. On 12-5-17, Lance organized a tour of Brownfield Sites in the area.

GIS Update – Frank and Dan continue to work on building footprints. The OPR Dept. continues to discuss Pictometry with Steve Brenner with Eagleview. OPR staff assisted the ALPB Program in improving the acreages for the soil calculations.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Nothing to report.

BC Hazardous Mitigation Update – Nothing to report.

MS4 – Dan and Lance met with North Sewickley Twp concerning MS4.

Beaver County Comprehensive Plan Update – Nothing to report.

Ohio River Regional Partnership – Nothing to report.

Transportation – On 11-1-17, OPR staff, Comm. Egley and Mr. Mitch attended a Long Range Plan Task Force Workshop via Video Conferencing in the OPR Conference Room. The Workshop briefed members on the results and surveys gathered at previous meetings regarding the key elements: Outreach/Engagement, Scenario Planning/Development, and Performance Measurement.

CCBC Housing – Nothing to report.

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

Crumrine & Gardner Pl	Wutter Plan	McGuire Memorial Lot Consol
Brighton Twp 3 Lots	Hopewell Twp 3 Lots	Koppel Boro 5 Lots

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

Subdivisions for Review and Report (No Municipal Subdivision Ordinance)

Jewel Acquisition Subdiv #1

Midland Boro 4 Lots

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

Subdivisions for Review and Report (Minor)

Mossor Consol. Plan	Convery & Chappell Pl	Hatcher - Riggle Plan
Hopewell Twp	Marion Twp	South Beaver Twp

Proposed Land Developments

Center Twp – Jetlag LLC LD

Darlington Twp – Blackhawk Chiropractic LD

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.

Zoning Ordinances/Amendments

Center Twp - 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

Hopewell Twp – Sardello, Inc. – Renewal permit for their Hopewell Facility

Encroachment Permits

Brighton Twp – Beaver County – SR 4012, Sec B10 Project

Hopewell Twp – PennDOT - SR 0151 Bocktown Rd Bank Stabilization Project

South Beaver Twp – Columbia Gas of PA Inc. – SR 168 Pipeline Replacement Project

South Heights, Hopewell, Aliquippa, Ambridge – Hanson Aggregates BMC Inc. - transfer to Tri-State River Products

NPDES Permits

Conway Boro – Boro of Conway – Conway Boro Sewage Treatment Plant Project

East Rochester Boro – Justin T. Bryan – Beaver Concrete & Supply Inc. Project

Marion Twp – Pamela Nelson – Camp Silver Lake Project

Marion Twp – YMCA Camp Kon-O-Kwee Sewage Treatment Facility Project

New SewickleyTwp – D'Atri Inc. – Knobvue Estates Mobile Home Park Project

Raccoon Twp – Route 18 Development, LLP – Fast Eddie's Too Project

Oil & Gas Permits

Center Twp – National Fuel Gas Supply Corp – Line N Monaca Interconnect Project

New Sewickley Twp – ETC Northeast Field Services, LLC – Freedom Compressor Station

Potter Twp - National Fuel Gas Supply Corp – Line N to Monaca Pipeline Project

Other

10-13-17 Public Notice of Availability – FAA Cleveland-Detroit Metroplex Draft Environmental Assessment Release

11-8-17 US Gypsum – re: notification of Registration for General use permit – provide material to local farms for animal bedding

11-29-17 - FirstEnergy – Third Quarter 2017 Quarterly Report – Little Blue Run Disposal Impoundment –Permit # 300558

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Beaver County – SR 4012, Section B10 (Bradys Run Road Project) – Brighton Twp & encroachment permit (R)
- Route 18 Development, LLP – Fast Eddie's Too – Raccoon Twp & NPDES permit (R)

A motion was made by Mr. Bragg and seconded by Ms. Vannoy to accept/ratify the above letter and the motion carried unanimously.

Miscellaneous/Informational

- 11-21-17 US Dept of Transportation thank you letter to BCPC for Monaca INFRA Grant Project support letter – was included in the packet.
- 2018 Beaver County Planning Commission (BCPC) Meeting Dates Listing – was included in the packet
- Nominating Committee Report – (nominating committee – Mr. Bragg, Mr. Mitch & Mr. Ruppen) - Mr. Bragg reported that the nominating committee met and their recommendation is to retain Mr. Rosatone as Chairman and for Mr. Ruppen to serve as Vice Chairperson for 2018. Motion to this effect was made by Cindy Vannoy and seconded by Mr. Stuber. Motion carried unanimously.

Adjournment

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