

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, Feb 20, 2018, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Messrs. Bragg, Farmer, & Stuber,

Staff: Lance Grable Director, B C Office of Planning and Redevelopment - *Absent*
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, and Lonnie McFall of the Carpenters' Union

Approval of previous meeting minutes

A motion was made by Ms. Charlton and seconded by Mr. Mitch to approve the minutes of the 1-16-18 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report.

Floodplain – Nothing to report.

EPA Brownfields Coalition Assessment Grant – On 1-31-18, BC requested from EPA a grant extension to 9-30-18. SGA Invoice # 16002-17 was received and processed for payment. Thru 12/4/17 our grants office shows \$394,482.17 of the 600,000.00 grant has been used.

GIS Update – Info Tech is assisting the OPR staff in placing the Assessment Office repository properties list on the GIS portal. Baker finalized the current year tax parcels maps, and trained Frank on how to place the Rec. of Deeds subdivisions on the GIS portal. OPR staff met with Jeremy of Baker to discuss BC GIS items 2018.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – On 2-6-18 Joe attended the bi-yearly Freight Forum meeting via teleconference.

MS4 – Dan is collecting the joint ad info. Also Frank updated the MS4 maps.

Beaver County Comprehensive Plan Update – Nothing to report.

Community Access TV Project – Joe is organizing this project (local programming would be aired on channel provided by Comcast).

Census 2020 – Staff will attend several WebEx meetings for Census training.

Transportation – Nothing to report.

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

Beaver Falls Turners Consol Pl	The Bluffs Phase III	Heintz-Hoge Plan
Beaver Falls City 7 Lots	Center Twp 21 lots	New Sewickley Twp 3 Lots

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

Subdivisions for Review and Report (Minor)

Timothy & Donna McCoy Pl	Gentry Plan II	Lampe Plan
Greene Twp	Hanover Twp	Industry Boro

Proposed Land Developments

Center Twp – 1) The Bluffs PRD Phase III LD & 2) Western PA Surgery Center LD - After staff's review, a motion was made by Mr. Economos & seconded by Mr. Ruppen to accept staff comments and forward to Center Township. Motion carried unanimously.

Proposed Zoning Ordinances/Amendments

Brighton Twp, Harmony Twp, Marion Twp - After staff's review, a motion was made by Mr. Mitch and seconded by Ms. Vannoy to accept staff comments and forward to Brighton Twp. Motion carried unanimously.

Act 537 Revisions – Sewage Facilities Planning Modules

Center Twp – Markey’s Run/Moon Run Sewershed Improvements - After staff’s review, a motion was made by Ms. Charlton and seconded by Mr. Mitch to accept staff comments and forward to Center Twp. Motion carried unanimously.

Notifications

Air Quality Permits

Hanover Twp – Alex E. Paris Contracting Co – Hanover Twp Fly Ash Disposal Site – Renewal
Industry Boro – Watco Transloading, LLC – Watco Facility

Encroachment Permits

Center Twp – PennDOT – SR 3010 Moffett Run Road, Washout Repair Project
Daugherty Twp – Columbia Gas of PA – Stuber Road Pipeline Replacement Project
Hanover Twp – Hanover Twp – Murdocksville Road Bridge Replacement Project
Independence Twp – MarkWest Liberty Midstream & Resources LLC – Jodikinos Surface Site
Monaca Boro – Timothy Edwards – private boat dock

NPDES Permits

Center Twp – G&D Medical Properties LLC – Western PA Surgery Center
Franklin Twp – Christman Enterprises, LLC – Recycling facility
Freedom Boro – Freedom Area School District – Stadium Field and Track Reconstruction Project
New Sewickley Twp – Economy Development Co - Tri-County Soccer and Sports Center Sewage Treatment Plant

Oil & Gas Permits

Marion Twp – PennEnergy Resources, LLC – Beaver Pad 12 1H Well Permit Renewal
New Sewickley Twp – PennEnergy Resources, LLC (2) (PER B11 1 H Well Permit Renewal & PER B24 Well Permit Renewal)
New Sewickley Twp – ETC Northeast Field Services, LLC – B34 Pipeline Project

Solid Waste Permits

Hanover Twp – Alex E. Parish Contracting Co Inc. – Paris Flyash Site – Permit # 300936 Renewal

Water Withdrawal Permits

Marion Twp - PennEnergy Res – withdraw approx. 1,5000,000 gpd from Connoquenessing Creek (natural gas well development).
Potter Twp – Range Resources – Appalachia, LLC – from Raccoon Creek –water mgmt. plan – (oil & gas exploration)

Water Quality Part II Permits

Center Twp – Center Twp Sanitary Auth – Markey’s Run Lift Station Improvements Project

Water Supply Permits

Eastvale Boro – Beaver Falls Mun Auth – Eastvale Water Treatment Plant Project

Other

12-22-17– FirstEnergy–Consent Decree Para 13 permit cond 29; semi-annual prog report– Little Blue Run Disposal Impoundment – Greene Twp

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- G&D Medical Properties LLC – Western PA Surgery Center – Center Twp & NPDES permit (R)
- Freedom Area School District – Stadium Field and Track Reconstruction Project & NPDES permit (R)
- Midland Boro – PA Small Water & Sewer Grant Application - Combined and Sanitary Sewer Improvements (A)
- Center Twp Sanitary Auth – Markey’s Run Lift Station Improvements – Center Twp & Water Quality Part II Permit (A)
- Beaver Falls Mun Auth – Eastvale Water Treatment Plant Project – Eastvale Boro & Public Water Supply Permit (A)
- Beaver Falls Mun Auth – PA Small Water & Sewer Grant Application – Eastvale Boro – 2 projects: 1) Wash Water Tank Rehab & 2) Secondary Bypass Pipe Project (A)

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

Miscellaneous/Informational

- BC Conservation District – letter requesting annual \$100 donation for Maple Syrup Festival – motion was made by Mr. Mitch and seconded by Mr. Economos to donate \$100. Motion carried unanimously.
- 2017 BCPC Annual Report – The Board thanked staff for a good job. A motion was made by Ms. Vannoy and seconded by Mr. Ruppen to accept the Annual Report and submit it to the BOC by the 3-1-18 deadline.

Adjournment

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