

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, May 15, 2018, at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Charlton, Messrs. Mitch, Rosatone, Ruppen and Stuber (via telephone)
Absent: Ms. Vannoy, Messrs. Bragg, Economos and 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: Katie Staudenmeier, of BC Conservation District

Due to the lack of a quorum, all non-voting items were reviewed, and then after Mr. Stuber joined the meeting via the telephone to make a quorum, the voting items were reviewed. A brief discussion ensued asking all board members to make their best effort to attend the monthly meetings, and a request was made to include 2017 and 2018 board members' attendance records in next month's meeting packet.

Approval of previous meeting minutes

A motion was made by Ms. Charlton and seconded by Mr. Mitch to approve the 4-17-18 meeting minutes. 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 – BCPC emailed Ms. Corbett of EPA on 4-24-18 BCPC expressing thanks for the EPA Grant extension. Requested to move some noncontractual funding over into the contractual budget category to allow us to initiate work on a new redevelopment opportunity that has recently been identified. SGA Invoice # 16002-20 was received and reviewed & will be submitted for payment.

GIS Update – Finishing up building footprints. PC staff working with BC Info Tech on digitizing the Assessment Office property repository list. Baker created a new layer for the GIS Portal (Frank Vescio will show a brief demonstration).

Eagle View Pictometry- Approx. 66% of the County has been photographed.

Appalachian Regional Commission (ARC) – Proposed ARC projects are due to SPC on 5-18, review/ranking will be on 6-15 at SPC.

Freight Plan – Nothing to report.

MS4 – Beaver County received a waiver from the program for the next 5 years.

Beaver County Comprehensive Plan Update – Nothing to report. Staff continues to seek funding for this project.

Census 2020 – Nothing to report.

Transportation – Nothing to report.

NEW BUSINESS
Development

Subdivisions for Review and Report (No Municipal Subdivision Ordinance)

Cogis Lot Consol Plan - Midland Boro - 5 Lots - After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Mitch to accept staff comments and forward to Midland Boro. Motion carried unanimously.

Subdivisions for Review and Report (Major)

Scottsville Substation Pl #1 - Hopewell Twp -5 Lots - After staff's review, a motion was made by Mr. Ruppen and seconded by Ms. Charlton to accept staff comments and forward to Hopewell Twp. Motion carried unanimously.

Subdivisions for Review and Report (Minor)

Conley Lot Consol Plan SPOA Inc Plan # 2
Beaver Falls City Franklin Twp

Proposed Land Developments

Raccoon Twp – Aliquippa (McCleary) Dollar General LD - After staff's review, a motion was made by Mr. Mitch and seconded by Ms. Charlton to accept staff comments and forward to Raccoon Twp . Motion carried unanimously.

Proposed Zoning Ordinances/Amendments

Rochester Boro – Prop. Zoning Ordinance Amendment & Zoning Map Amendment and Rochester Twp – Proposed New Zoning Ordinance - After staff's review, a motion was made by Mr. Ruppen and seconded by Mr. Stuber to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Proposed Subdivision and Land Development Ordinances/Amendments

Rochester Twp – Prop. New Subdivision and Land Development Ordinance- After staff's review, a motion was made by Mr. Mitch and seconded by Ms. Charlton to accept staff comments and forward to Rochester Twp. Motion carried unanimously.

Proposed Agricultural Security Areas

Marion Twp – 7 year review - After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Ruppen to accept staff comments and forward to Marion Twp. Motion carried unanimously.

Notifications

Air Quality Permits

Midland Boro – ATI (Allegheny & Tsingshan Stainless, LLC) – Permit for their Midland Facility

Encroachment Permits

Franklin Twp – Zelenople Municipal Airport – Improve Safety of Airside Facilities

NPDES Permits

Greene Twp – PTV 1022, LLC - Proposed Shippingport Dollar General Store Project

Midland Boro – CJ Betters Enterprises – Midland Site – 2,000 Space parking Lot Project

Oil & Gas Permits

Economy Boro – PennEnergy Resources, LLC – PER B46 Project

Marion Twp – ETC Northeast Field Services, LLC – B09 8” Pipeline Project

Railroad Permits

Potter Twp – Verizon PA LLC – alter public crossing (DOT 510 388 W)

Water Quality Management – Part II

Koppel Boro – PA American Water Co - replace a portion of an existing sanitary sewer & WWTP Interceptor Replace. Project.

Other:

4-2-18 PADEP ltr – re: Determination of Applicability – Beneficial use of stabilized FGD Material – Bruce Mansfield Plant – Shippingport Boro

4-25-18 PA DEP ltr – re: Stormwater –MS4 Waiver – BC Separate Storm Sewer System – Beaver Boro – waiver No – PAG136356

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Proposed Shippingport Dollar General Store Project – Greene Twp & NPDES permit (R)
- Center Twp Sanitary Auth – Sewage Treatment Plant Headworks Improvements Project (R)
- Patterson Twp – Patterson Twp Community Park Project (R)
- CJ Betters Enterprises – Midland Site – 2,000 Space Parking Lot Project – Midland Boro & NPDES permit (R)
- PA American Water Co – WWTP Interceptor Replacement Project - & water quality permit - Koppel Boro (R)
- Rochester Boro Sewer & Main Auth – 2018 Sewer Repairs Project – PA Small Water & Sewer Grant Application (R)

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

Miscellaneous/Informational

Adjournment

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