

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, July 17, 2018, 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 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  
Intern – Sarah Franssen

Solicitor: Attorney Sam Orr

Guests: Commissioner Sandie Egley, BC BOC

**Approval of previous meeting minutes**

A motion was made by Mr. Bragg and seconded by Mr. Stuber to approve the minutes of the 6-19-18 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 – Received Inv #16002-22 for \$1,516.25. As of 7-3-18 there is \$119,326.77 remaining on the grant. On 6-25-18 staff met with officials from Aliquippa and Beaver Falls to discuss the Temple Ridge Site and the Babock & Wilcox Property Site.

GIS Update – Staff provided building footprints to BC EMS Dept.

Eagle View Pictometry- Configured Planning and Assessment Data. Staff attended a user class at BC EMS in Ambridge. Address Points were added to the data. Frank gave a brief presentation of using pictometry and some of its clever features.

Appalachian Regional Commission (ARC) – Staff is waiting for SPC to announce which project was selected to be submitted to DCED for approval.

Freight Plan – On 7-5-18 Joe received word that the Allegheny Lock & Dam 2 at Sharpsburg was closed due to a total power failure.

MS4 – Nothing to report.

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

Subdivision Ordinance – Nothing to Report

Census 2020 – Nothing to report.

Transportation – Monaca Gateway Project

**NEW BUSINESS**

**Development**

**Subdivisions for Review and Report (Major)**

Lakeview Farms V Prel PRD Pl	Schaffer Plan	McGuire Memorial Cons Pl 2	* <i>McGuire Memorial Cons Pl 3</i>
Center Twp 70 Lots	Franklin Twp 3 Lots	Koppel Boro 10 Lots	<i>Koppel Boro 17 Lots</i>

\*- *McGuire Memorial Cons Pl 3 -- Withdrawn 6-27-18*

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

**Subdivisions for Review and Report (Minor)**

Molnar-Gradek Pl	Daniel Duffy Pl	Siegal Pl #2
Ambridge Boro	Franklin Twp	Franklin Twp

**Proposed Land Developments**

1) Chippewa Twp – Laurel Hollow Condo LD - After staff's review, a motion was made by Mr. Stuber and seconded by Mr. Bragg to accept staff comments and forward to Chippewa Twp. Motion carried unanimously.

**Proposed Zoning Ordinances/Amendments**

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

**Proposed Act 537 Revisions – Sewage Facilities Planning Modules**

Raccoon Twp – Aliquippa Dollar General Store- After staff's review, a motion was made by Mr. Mitch and seconded by Mr. Bragg to accept staff comments and forward to Raccoon Twp. Motion carried unanimously

**Proposed Agricultural Security Area**

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

**Notifications**

**Air Quality Permits**

Marion Twp – VEKA Inc. – Lamination Line air emission sources Project  
Shippingport Boro – FirstEnergy Generation, LLC – Aux Boilers Plan Approval Project

**Encroachment Permits**

Brighton Twp – PennDOT – SR 4031 (Grange Rd) Bank Stabilization Project  
Hanover Twp- PennDOT – SR 3032 (Hanover Kendall Rd) Bank Stabilization Project  
New Sewickley Twp – SR 1027 (Glen Eden Rd) Bank Stabilization Project

**Mining Permits**

North Sewickley Twp – Amerikohl Mining, Inc. – Stage III bond release for Surface Mining Permit # 04100101  
Shippingport Boro – Neiswonger Construction, Inc. – Stage III bond release for Davie Mine – SMP #04090101

**NPDES Permits**

Big Beaver Boro – Tower Access Group (TAG) – TAG – Koppel Project

**Oil & Gas Permits**

Marion Twp – PennEnergy Resources, LLC – Beaver Pad 9 Major Modification to ESX14-007-0013 Project  
New Sewickley Twp – PennEnergy Resources, LLC – PER B2 Well Pad Project

**Railroad Permits**

Conway Boro – Norfolk Southern Railway Co. Proposed Railroad Communication Tower Project  
Franklin Twp – Zito Media Communications, LLC – alter Buffalo & Pgh Railroad crossing (DOT 145-821 G)

**Solid Waste Permits**

Greene Twp – FirstEnergy – Little Blue Run Disposal Impoundment – Annual Operations Report & Progress Reports

**Other:**

6-18-18 PA DEP received an aboveground storage tank application from Valvoline – East Rochester Boro  
7-2-18 – Fed. Energy Regulatory Comm – Order Granting Extensions of Time to File Historic Property Management Plans  
6-28-18- Duquesne Light Co – Letter of notification – to relocate & construct approx 0.91 miles of double circuit 138kV transmission line in Potter, Brighton & Vanport Twps

**OTHER**

**Consistency/General Comment Letters - (Approval/Ratification)**

- Swamppoodle Road Bridge Replacement Project - DCED Multimodal Transportation Grant – South Beaver Twp - (R)
- Tower Access Group (TAG) – TAG – Koppel Project – Consistency letter & NPDES permit – Big Beaver Boro (A)
- Monaca Gateway Project – support letter (A)

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

**Miscellaneous/Informational**

- **Board Attendance** – Mr. Rosatone asked the Board members to please reply to Sue's email stating if they can or cannot attend the meeting. He also asked that they please make every effort to attend the BCPC meetings so we can be sure to have a quorum.

**Adjournment**

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