

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, September 18, 2018, at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Charlton & Vannoy, Messrs. Bragg, Farmer, Mitch, Ruppen & Stuber

Absent: Messrs Economos, & Rosatone

Staff: Lance Grable Director, B C Office of Planning and Redevelopment – Absent - sick  
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 – Absent- at floodplain conference

Solicitor: Attorney Sam Orr – Absent - sick

Guests: Sandie Egley, BOC

**Approval of previous meeting minutes**

A motion was made by Mr. Bragg and seconded by Mr. Farmer to approve the minutes of the meeting. Motion carried unanimously.

**OLD BUSINESS**

**Projects Status:** Staff noted:

Stormwater Management Project (Act 167) – Nothing to Report

Floodplain – Dan D. is attending the floodplain conference this week.

EPA Brownfields Coalition Assessment Grant – 8-28-18 staff and Jill Gaito of SGA, met with: Beaver Falls Officials to review the reuse planning package for the B&W site; Center Twp Officials regarding the Aliquippa Dump. Received Inv # 16002-24 for \$24,783.00.

GIS Update – On 9-7-18 met with Baker to discuss the Zoning App, and also met with Kevin, of BC IT about the software update.

Eagle View Pictometry- They have completed the aerial triangulation phase of the project and plan to re-fly necessary areas in the spring. Expected delivery of project to BCPC is mid Oct.

Appalachian Regional Commission (ARC) – Nothing to report

Freight Plan – Nothing to report.

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 – On 8-20, staff met with Directors of DPW and Liquid Fuels to discuss CMP corridors in BC. SPC will review and finalize an update to the corridor set.

**NEW BUSINESS**  
**Development**

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

McConaughy Consol Pl	Clairmont Manor Phase 3	Fornataro Pl #2
Chippewa Twp 3 Lots	Hopewell Twp 49 Lots	North Sewickley Twp 3 Lots

Mason-Huston Pl Rev	Mayer Subdiv #2
South Beaver Twp 5 Lots	South Beaver Twp 3 Lots

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

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

Welsh Subdiv Pl	Riggle Plan	Riley/Rose Pl	Kingas Lot Line Rev	Sturgis Pl Rev #2
Big Beaver Boro	Chippewa Twp	Daugherty Twp	Economy Boro	Franklin Twp

Berger-Reese Plan	Robenski Pl	Madden Plan	South Bvr Twp VFD Pl
Greene Twp	Hopewell Twp	South Beaver Twp	South Beaver Twp

### **Proposed Land Developments**

1) Greene Twp – PTV 1022 Hookstown Dollar General LD - After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Bragg to accept staff comments and forward to Greene Twp. Motion carried unanimously.

### **Proposed Zoning Ordinances/Amendments**

Raccoon Twp (Prop. Zoning Map Amendment) - After staff's review, a motion was made by Mr. Stuber and seconded by Mr. Stuber to accept staff comments and forward to Raccoon Twp. Motion carried unanimously

### **Notifications**

#### **Encroachment Permits**

Franklin Twp – North Sewickley Twp Sewer Auth – Connoquenessing Sewer Line Relocation Project

Independence Twp – Range Resources, Appalachia LLC – Ankrom to Jodikinos Temporary Waterline Project

Marion & New Sewickley Twps - Permit for the Bridge Scour Protection at Structure (WB-219) with Channel Improve. Project.

#### **NPDES Permits**

Brighton Twp – Geo Tech Engineering – BC State Police Barracks Project

Independence Twp – Hopewell Area School District – Independence Elementary School

Rochester Boro – Boro of Rochester - Construction of Rochester Public Works Building Project

#### **Oil & Gas Permits**

Independence Twp – Range Resources, Appalachia LLC – Ankrom to Jodikinos Temporary Waterline Project

#### **Water Supply Permits**

Aliquippa City – Municipal Water Auth of Aliquippa – West Aliquippa Water System Improvements Project

#### **Other**

7-18-18 DEP letter – RE: Withdrawal general permit #WMGM038 – USG Aliquippa Facility

### **OTHER**

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

- Aliquippa – Mun Water Auth of Aliquippa – West Aliquippa Water System Improvements Project & water supply permit (R)
- Brighton Twp – Beaver County State Police Barracks Project & NPDES Permit (A)

A motion was made by Mr. Farmer and seconded by Mr. Stuber to accept staff comments and approve/ratify the consistency letters and forward to the applicant. Motion carried unanimously

#### **Miscellaneous/Informational**

- Mylars with substantial changes (language) – submitted for BCPC signature – Atty Orr is ill and will have the language to discuss at the next meeting.
- BCPC Mission Statement – will be discussed at the next meeting.
- Gas line explosion in Center Twp – Mr. Ruppen mentioned this and asked if there is anything we could/should be aware of that may help to prevent this in the future. Ms. Eglely stated that there is a meeting today regarding this incident and we may want to check with Eric Brewer at BC 911 about this.

### **Adjournment**

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

**\*\* Prior to the BCPC meeting, at 10:30 am, an EPA Brownfields Assessment Grant Closeout meeting was held with Stromberg, Garrigan & Assoc (SGA) giving an overview of the project and grant. The Public meeting will be held at 5:30 pm today in Monaca.**