

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, February 19, 2019, at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Charlton and Vannoy, Messrs. Rosatone, Ruppen and Stuber

Absent: Messrs. Bragg, Economos, and Mitch

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: Heather Humbert and Alex Veto, both of BC Conservation District

Approval of previous meeting minutes

A motion was made by Mr. Rosatone and seconded by Mr. Stuber to approve the minutes of the January 15, 2019 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

Floodplain – Nothing to report.

GIS Update – On 2-4-19 the staff met with Baker International to discuss some GIS components related to the BC Infrastructure Study. Frank V & Rich Kammer updated the parcel info from assessment for 2019. OPR staff assisted Joe P (ALPB) with updated Farmland Preservation Program Parcel List.

Eagle View Pictometry- On 1-31-19 OPR staff met with BC Info Tech Dept and it was decided that the OPR should purchase a server to hold all of GIS info and BCPC data, as OPR was using up 80% of the County server space.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Joe attended the 2-5-19 SPC Freight Forum meeting. Discussion was on FHWA Truck Parking Roundtable, SPC Presentation – The Use of Technology in the Identification of Truck Activity Center & Truck Parking Needs, and FHWA Truck Parking Roundtable, Community Engagement and Next Steps.

MS4 – Collecting municipal payments for the joint advertisement. Ad will be published in the BC Times on Wed, March 6, 2019.

Beaver County Comprehensive Plan Update – On 1-25-19 the BC Comp Plan Kick-off mtg at Bert’s Wooden Angel in Beaver.

Subdivision Ordinance – Nothing to report.

Census 2020 – ON 1-18-19 a Census Complete Count Committee Kick-off meeting was in the BOC Conference Room. Approx. 26 people attended (from municipalities, school districts, and other social agencies).

Transportation – On 2-5-19, the Chamber of Commerce Transportation Committee met to discuss future transportation needs for the County. On 2-6-18, Joe received an email from Daniel S. Alwine, of SPC concerning New SewickleyTwp intersection of Lovi Rd & Freedom Crider Rd being added to the TIP.

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

Stefanik Lot Consol Pl	MSP Development Lot Consol	Morrow Plan
Center Twp 8 Lots	Monaca Boro 3 Lots	North Sewickley Twp 3 Lots

After staff’s review, a motion was made by Ms. Charlton and seconded by Mr. Rosatone to accept staff comments including adding the left turn comment to the MSP Plan letter and forward to the respective municipalities. Motion carried unanimously.

Subdivisions for Review and Report (Minor)

Wacht-Nazarevich Pl	Kullen Plan	SH Group Consol Pl	Gordon Consol Pl	Loose Pl	Kroll Pl
Ambridge Boro	Beaver Falls City	Big Beaver Boro	Brighton Twp	Brighton Twp	ChippewaTwp

Highland Acres/Evergreen Hills (Wimmel Pl) – Chippewa Twp	Siegal Plan Franklin Twp	Modrak Lot 6 – Pl #2 New Sew Twp	McGhin Plan North Sewickley Twp	Hall Plan of Subd #1 Potter Twp
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Recommendations

Proposed Land Developments

Center Twp – Beaver Valley Mall Outparcel Redevelopment LD, & Midland Boro – PA Cyber Admin Bldg Additions and Alterations LD- After staff's review, a motion was made by Mr. Stuber and seconded by Ms. Charlton to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Proposed 537 Revision – Sewage Facilities Planning Modules

Chippewa Twp – Chippewa Trails, Midland Boro – Shell Site 1,100 Car Parking Space Project, & South Beaver Twp – South Beaver Twp Fire Dept Plan - After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Rosatone to accept staff comments and forward to the respective applicant. Motion carried unanimously.

Notifications

Air Quality Permits

Independence Twp – Range Resources –Appalachia, LLC – Jodikinos Carl 11380 – GP-5A Permit Project

Potter Twp – NOVA Chemicals – Permit for their facility located at 400 Frankfort Road.

Encroachment Permits

Aliquippa City – Peoples Natural Gas Co, LLC – Spaulding Ave – 2” & 4” Gas Line Replacement Project.

Center Twp – PennDOT – SR 3005, Section B06 – Chapel Rd Slope Stability Project.

Frankfort Springs and Hanover Twp – MarkWest Liberty Midstream – Mulert Well to Fay Well Pipeline Project.

NPDES Permits

Big Beaver Boro – BC Corp for Economic Development (CED) – West Gate Business Park (Lot 6 development)

Center & Hopewell Twps – Stefanik Properties – Proposed Industrial Park Site Project

Chippewa Twp – Bradys Run Sanitary Auth – Renewal NPDES Permit for their Sewage Treatment Plant.

Raccoon Twp – Mark IV Development – Renewal NPDES Permit for their Sewage Plant at 3949 Patterson Rd, Aliquippa, PA.

Oil & Gas Permits

Center Twp – ETC Northeast Pipeline Project – Revolution Pipeline Project – Major Modification

New Sewickley Twp – PennEnergy Resources LLC – water withdrawal for natural gas well development.

Potter Twp – Duquesne Light Co – New 138 kV Line to Support Nova Chemical Plant Project

Water Supply Permits

New Sewickley Twp – New Sewickley Twp Mun Auth – Asbestos Cement Waterline Replacement Project

West Mayfield Boro – Beaver Falls Mun Auth – Public Water Supply Permit Project

Other

US Fed. Energy Regulatory Comm – notice of intent to prepare Environmental Assessment for Prop West Loop Project

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Stefanik Properties – Proposed Industrial Park Site – Center & Hopewell Twps – NPDES Permit (R)
- FirstEnergy – Cranberry-Wylie Ridge 500 kV Emergency Asst. Project – Center Twp (R)
- Beaver Falls Mun Auth – Public Water Supply Permit Project – West Mayfield Boro (A)
- BC CED – West Gate Business Park – Land Dev of Lot 6 – Big Beaver Boro (A)
- Peoples Natural Gas Co, LLC – Spaulding Ave – 2” & 4” Gas Line Replacements & encroachment permit (A)

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

Miscellaneous/Informational

- Board Members Terms expiring 12/31/18 (Ms. Charlton, Mr. Bragg & Mr. Farmer) – We have recommended to the BOC that Ms. Charlton and Mr. Bragg be re-appointed to the Board, and there is an open seat which was held by Mr. Farmer that should be filled. The Commissioners have not yet made the appointments. The name of Heather Harmon Kennedy was brought up as a possible new board member. Also Matt Stewart had a death in this family, and is not able to be a board member at this time.
- Staff Authorized to Sign Plans in Joe's absence – Atty Orr sent the draft to Joe & they will discuss and finalize this document.
- 2018 BCPC Annual Report – A copy of the annual report was included in the meeting packet for the board members to review and comment. A motion was made by Mr. Rosatone and seconded by Ms. Vannoy to accept the 2018 Annual report and submit it to the BOC by March 1st, to meet the deadline.

Adjournment

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