

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

* * * * *

Present: Ms. Vannoy, Messrs. Bragg, Economos, Mitch, Ruppen and Stuber

Absent: Ms. Charlton, and Mr. Rosatone

Staff: Lance Grable Director, B C Office of Planning and Redevelopment – Absent – Vacation Day
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 – Absent - Sick
Dan Distler Environmental Planner/Redevelopment Specialist

Solicitor: Attorney Sam Orr

Guests: Sandie Egley, BOC, Heather Humbert and Alex Veto, both of BC Conservation District

Approval of previous meeting minutes

A motion was made by Mr. Mitch and seconded by Mr. Bragg to approve the minutes of the November 20, 2018 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

Floodplain – Nothing to report.

GIS Update – Continue discussions about the new server. Still working on the zoning app.

Eagle View Pictometry – Waiting for change fider at the end of the month.

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 – Joe is working with East Rochester and Midland assisting them to write a subdivision ordinance. Joe is developing a template ordinance for small municipalities within the county.

Census 2020 – Meeting coming up in January. Complete Count Committee being formed.

Transportation – Joe received a narrative from Ned Mitrovich, PE, of Lennon, Smith, Souleret, Inc. Center Twp is respectively requesting that Brodhead Rd (SR 3007) from the Center exit to the Monaca exit be considered for improvement and added to the TIP. Joe forwarded the narrative to SPC to be added to the TIP.

NEW BUSINESS

Development

Subdivisions for Review and Report (No Municipal Subdivision Ordinance)

Pournaras Pl Lot Rev

Harmony Twp 2 Lots

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

Subdivisions for Review and Report (Major)

Bieselt Plan Corbin - Rev Parcel 2

Franklin Twp 10 Lots South Beaver Twp 4 Lots

After staff's review, a motion was made by Mr. Stuber and seconded by Mr. Bragg to accept staff comments on the Bieselt Plan and forward to Franklin Twp. Motion carried unanimously. After staff's review, a motion was made by Mr. Farmer and seconded by Mr. Bragg to accept staff comments on the Corbin –Rev Parcel 2 Plan and forward to South Beaver Twp. Motion carried unanimously.

Subdivisions for Review and Report (Minor)

Forza Brodhead Plan LaBate Rev Lt 7B Pl

Center Twp Chippewa Twp

Davies Plan

Darlington Twp

Janicki Plan

Economy Boro

Bert Pickard Pl

Vanport Twp

Fourpenn Georgetown LLC Pl

Vanport Twp

Proposed Zoning Ordinances/Amendments

Beaver Boro & Brighton Twp (2) - After staff's review, a motion was made by Mr. Bragg and seconded by Mr. Stuber to accept staff comments and forward to the respective municipalities. Motion carried unanimously

Notifications

Encroachment Permits

New Brighton Boro – Beaver Falls Mun Auth – Pittsfield Bridge Waterline Relocation Project

Various Areas in Beaver County – Dominion Energy Transmission, Inc. – West Loop Project: TL-657 PA Pipeline

NPDES Permits

New Sewickley Twp – David J. DAtri – Permit for the Holly Hill MHP (& General Info Permit)

South Heights Boro - Creswell Heights Joint Auth – Renewal of Permit # PA 0216950

Oil & Gas Permits

Independence Twp – MarkWest Liberty Midstream & Resources LLC – Smith to McMichael Pipeline Addendum 2

Marion Twp – PennEnergy Resources, LLC – Beaver Pad 9 7H Well Permit Renewal

New Sewickley Twp – PennEnergy Resources, LLC – PER B22 8H Well Permit Project

New Sewickley Twp – PennEnergy Resources, LLC – PER B35 3H Well Permit Renewal

Various Areas in Beaver County – Dominion Energy Transmission, Inc. – West loop Project

Water Supply Permits

Beaver Falls City – Beaver Falls Municipal Auth – Lower 11th Street, BF Project

Big Beaver Boro & Chippewa Twp – Columbia Gas of PA Inc. – Wallace Run Pipeline Project

Eastvale Boro - Beaver Falls Municipal Auth - Eastvale Water Treatment Plant Project

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Beaver Valley Mall Outparcel Redevelopment Project – Center Twp – 570 Beaver Valley mall Blvd (R)
- Beaver Falls Mun Auth – Eastvale Water Treatment Plant Project – Public Water Supply Permit- Eastvale Boro (R)
- Dominion Energy Transmission, Inc. – West Loop Project: TL-657 PA Pipeline – Various areas in BC --**no letter
- Great Living, LLC – Chippewa Trails Project – Chippewa Twp (A)

When asked by Ms. Egley which outparcel in the BV Mall the first consistency letter pertained to, Dan said that he will check and get back to her with that information. A motion was made by Mr. Stuber and seconded by Mr. Bragg 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) – Mr. Ruppen confirmed with Ms. Charlton and Mr. Bragg that they wish to continue to serve on the Board. However, Mr. Farmer does not wish to continue to serve. Mr. Ruppen read a list of 11 BC residents who are interested in serving on the BCPC board. The Board will come up with a recommendation to fill the vacant seat and submit to the BOC, along with a recommendation that the BOC re-appoint Ms. Charlton and Mr. Bragg to another 4 year term on the BCPC Board expiring on 12-31-2022.
- Nominating Committee Report – Mr. Ruppen reported that the Nominating Committee (consisting of Ms Charlton, Mr. Bragg, Ms. Vannoy, Mr. Farmer and Mr. Ruppen) recommends that Mr. Ruppen is Chairman, and Ms. Vannoy is Vice Chairman of the BC Board for a 2 year term beginning on 1-1-2019 and expiring on 12-31-2020. A motion to that effect was made by Mr. Bragg and seconded by Mr. Economos and the motion carried unanimously.
- 2018 BCPC Annual Report – Joe reported that staff is working on this project and we plan to have a draft copy in the January or February 2019 meeting packet for staff to review so it can be submitted to the BOC by the March 1st deadline.

Adjournment

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