

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, October 15, 2019, at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Judith Charlton , Ms. Cindy Vannoy, Attorney Heather Harman Kennedy, Messrs. James Mitch, Christopher Ruppen and Mr. Howard Stuber

Absent: Messrs. Mr. John Bragg, and Mr. Anthony Rosatone

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 – Absent – on vacation
Frank Vescio Planning Assistant/GIS Coordinator
Dan Distler Environmental Planner/Redevelopment Specialist

Solicitor: Attorney Sam Orr

Guests: No Guest in Attendance

Approval of previous meeting minutes

A motion was made by Mr. Mitch and seconded by Ms. Charlton to approve the minutes of the Sept. 17, 2019 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

Floodplain – On Sept 9-11, Dan attended the PA Assn of Flood Plain Managers Annual Conference.

GIS Update – On 9-26-19 OPR staff reviewed the Zoning App (BC Atlas). The OPR staff will continue to update & improve the program.

Eagle View Pictometry- Nothing to report.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – On 10-1-19 Joe attended the Freight Forum meeting at SPC. Topics were the impacts of the Oil & Gas Industry on State Roads and Truck Parking. Joe emailed a copy of the meeting info to the BCPC Board and relevant County agencies.

MS4 – Nothing to report.

Beaver County Comprehensive Plan Update – Nothing to report.

Census 2020 – On 9-18-19 Joe & Sheila Beasley showed a presentation to the public and the Historical and Genealogical Society concerning the 2020 Census.

Transportation - Future TIP Projects were discussed at the 10-10-19 Transportation Technical Committee meeting. On 10-4-19 Joe mailed the 1st quarter invoice to SPC for the Unified Work Program. Joe mentioned there will be a meeting on October 25, 2019 at 2:00 in the BOC Conference room concerning the TIP.

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

Lakeview Farms Final PRD	Dohanich Resubdiv PI	Ellison PI	McGuire Memorial Cons #4
Center Twp 83 Lots	Hopewell Twp 12 Lots	Independence Twp 3 Lots	Koppel Boro 3 Lots

Tokar & Krizan PI	Wrobel-Burkhart PI
Monaca Boro 3 Lots	New Sewickley 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)

Himlooking Reverse Subdiv	JVA Hopewell, LLC PI	Abbott Lot Line Consol	Wozniak-Dellorso PI
Aliquippa City	Hopewell Twp	Independence Twp	Marion Twp

JGVD Family Ptnrshp PI	PTV 1068 Industry Dollar General PI
Monaca Boro	Ohioville Boro

Recommendations

Proposed Land Developments

Big Beaver Boro – Pittsburgh International Race Complex – Admin Bldg LD and Economy Boro – Economy Nanobrew LD -
After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Mitch to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Notifications

Encroachment Permits

Hanover Twp – MarkWest Liberty Midstream and Resources, LLC – Fay Wells to Mazure Pipeline GP-8 Project
Independence Twp – PennDOT - SR 0030-Sec B22 – Lincoln Highway Culvert Project
Potter Twp – Duquesne Light Co – NOVA Chemicals 138kV 2nd Source Project

NPDES Permits

Baden Boro – McDonald's USA, LLC – redevelopment of existing parcel & NPDES permit
Chippewa Twp – GK Bowser, LLC – New Chevy dealership next to Bowser Hyundai dealership Project
Potter Twp – Shell Chemical Appalachia LLC – Renewal of NPDES Permit # PA0002208 A-2

Oil & Gas Permits

Beaver Boro – ETC Northeast Pipeline, LLC – Revolution Pipeline Project
Center Twp – ETC Northeast Pipeline, LLC – Revolution Pipeline - Major Modification Project
New SewickleyTwp – PennEnergy Resources, LLC – Major Modification to Beaver Pad 8 Project

Public Water Supply Permits

New Brighton & Pulaski – Creekside Springs LLC Project

Other

9-16-19 Sunoco Pipeline letter – Pipeline Survey – 10" Hudson-Vanport Jct (133 Friendship Circle, Beaver, PA)
9-18-19 Baden Boro – USDA Loan Application – Intergovernmental Review Letter - waterline replacement project

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Tevebaugh Hollow Road Upgrade – support letter – Baden & Economy Boros (R)
- Creekside Springs LLC – New Brighton & Pulaski Twp & Public Water Supply Permit (R)
- Independence Twp –PennDOT - SR 0030-Sec B22 – Lincoln Highway Culvert Project & encroachment permit (A)
- Baden Boro – McDonald's USA, LLC – redevelopment of existing parcel & NPDES Permit (A)
- GK Bowser, LLC – McKinley Rd, Chippewa Twp – new Chevy dealership building & NPDES Permit (A)
- Wayne Court – Proposed Development – Senior Housing – Ambridge Boro – support letter (R)
- Aliquippa City – Municipal Assistance Program grant funds – update Zoning & Subdiv Ordinances (R)

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

Miscellaneous/Informational

- Nomination of Officers -
- Open BCPC Board Seat -

Adjournment

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