

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, July 16, 2019, at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Kennedy, Messrs. Bragg, Mitch, Ruppen, and Stuber-via telephone.

Absent: Ms. Charlton & Vannoy, Messrs. Economy and 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  
Frank Vescio Planning Assistant/GIS Coordinator  
Dan Distler Environmental Planner/Redevelopment Specialist

Solicitor: Attorney Sam Orr – absent

Guests: Sandie Egley, of BOC

**Approval of previous meeting minutes**

A motion was made by Mr. Mitch and seconded by Mr. Bragg to approve the minutes of the June 18, 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 – Nothing to report.

Eagle View Pictometry- The New Imagery was delivered to EMS and the 2019 data delivered to BCPC on 7-8-19.

Appalachian Regional Commission (ARC) – On 7-12-19 Joe West attended the ARC meeting at SPC. Projects from the region submitted are: Dunkard Valley Water Line Extension: **Greene County**; Transitional Paths to Independent Living (TRPIL: **Washington County**); Windy Ridge Bus& Tech Park – Access Roadway Project **Indiana County**; Joseph A. Hardy Connellsville Airport Hangar Development Project Phase 2 **Fayette County**.

Freight Plan – Nothing to report.

MS4 – Nothing to report.

Beaver County Comprehensive Plan Update – Nothing to report.

Census 2020 – On 7-2-29, Joe West received information from the SPC online Data Library re: Census municipal total population estimate changes for 2010 to 2018 and for 2017 to 2018, with maps for the region and lists of each county’s 5 smallest and 5 largest municipal changes. Joe forwarded this data to various agencies including the Beaver County Planning Commission Board.

Transportation – Joe West completed excel sheet provided by SPC for the proposed TIP future projects in BC & emailed to participating municipalities, BOC and BDPC. On 6-20-29, Joe West attended SPC Transportation Technical meeting and the following subjects were discussed: FHWA/PennDOT Central Office Reports; Resolution for Endorsement of Long Range Plan, Air Quality, Environmental Justice and NHS Updates; and Federal Bridge Off-System Program- a federal program provides funding to enable States to improve the condition of their highway bridges through replacement, rehabilitation, and systematic preventive maintenance; and the upcoming 2021 Tip projects.

**NEW BUSINESS**

**Development**

**Subdivisions for Review and Report (No Municipal Subdivision Ordinance)**

Mislevy-Stewart Plan Gulish/Watach Lot Line Rev

Georgetown Boro 2 Lots Harmony Twp 2 Lots

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

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

Villages of Riverside/Bluffs PRD 3<sup>rd</sup> Amend – Lot 113 Crispeno Plan  
Center Twp 4 Lots Conway Boro 3 Lots

After staff’s review, a motion was made by Ms. Kennedy and seconded by Mr. Bragg to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

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

Gordon Pl #5  
South Beaver Twp

**Recommendations**

**Proposed Land Developments**

Ohioville Boro – PTV 1068 Industry Dollar General LD - After staff’s review, a motion was made by Mr. Stuber and seconded by Mr. Mitch to accept staff comments and forward to Ohioville Boro. Motion carried unanimously.

**Proposed Zoning Ordinances/Amendments**

Raccoon Twp - After staff's review, a motion was made by Mr. Bragg and seconded by Ms. Kennedy to accept staff comments and forward to the Raccoon Twp. Motion carried unanimously.

**Proposed 537 Revision – Sewage Facilities Planning Modules**

New Sewickley Twp – Amy Nicely Plan - After staff's review, a motion was made by Mr. Mitch and seconded by Mr. Stuber to accept staff comments and forward to the applicant. Motion carried unanimously.

**Notifications**

**Air Quality Permits**

Potter Twp – Nova Chemicals – Renewal Permit for their Beaver Valley Site.

**Encroachment Permits**

Center Twp – Columbia Gas Trans – Permit for the 3 Line 65-1360 Dig ABS: 23405.511, 31628.543, & 23334, 34519, and 34878

Economy Boro – Economy Boro Mun Auth – Big Sewickley Creek Stream Bank Rehab – Cooney Hollow Rd Project

Franklin Twp – Lauren Wengler – Permit for the Wengler Property Project

Franklin Twp – Franklin Twp Mun Auth – Pinchot Street Sewer Line Ext. Project

Hanover Twp – PA DCNR – Raccoon Creek Slide 1 Stabilization Project

Independence Twp – Range Resources, Appalachia LLC – Minton Temporary Waterline Project

Independence Twp – Pamela Feldman - Feldman Property Project

Industry Boro – Michael Hallam – Hallam Property Project

New Sewickley Twp – PennEnergy Resources, LLC – 8 permits – Fritsch Farm to B25 Temporary Waterline Project.

Rochester, Bridgewater & Monaca Boros – National Fuel Gas Supply Corp – Line N – Ohio River Crossing Project

**NPDES Permits**

Ambridge Boro – Castlebrook Development Group – Beemac Ambridge Project.

Franklin Twp – Lauren Wengler – Wengler Property Project

Independence Twp – Pamela Feldman - Feldman Property Project

Industry Boro – Michael Hallam – Hallam Property Project

Potter Twp – Rocky Bend Nature Preserve Project

**Oil & Gas Permits**

Center Twp – ETC Northeast Pipeline, LLC – Revolution Pipeline – Ivy Lane Re-Route Major Modification

Marion Twp – PennEnergy Resources – Chevron Appalachia, LLC – Beaver Pad 12 Project

**Water Management Part II Permits**

Franklin Twp – Lauren Wengler – Permit for the Wengler Property Project

Independence Twp – Pamela Feldman - Feldman Property Project

Industry Boro – Michael Hallam – Hallam Property Project

**Public Water Supply Permit**

Eastvale Boro – Beaver Falls Mun Auth – Eastvale Water Treatment Plant Project

Economy Boro – Ambridge Water Auth – AWA/WVWA Emergency Interconnect No 2 Project.

**Other**

Midland Boro – Norfolk Southern Railway Co – construction of an 80 ft. monopole .

Greene Twp – Annual Operations Report for April 2018 – April 2019 – Little Blue Run Disposal Impoundment

**OTHER**

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

- Beaver Falls Mun Auth – Eastvale Water Treatment Plant Project & public water supply permit – Eastvale Boro (R)
- Comm Dev Program of BC – BD FY 2019 CDBG Program – Midland Sanitary and Combined Sewer Improvements (R)
- Potter Twp – Rocky Bend Nature Preserve Project & NPDES Permit (A)
- Castlebrook Development Group - Beemac Ambridge Project – Ambridge Boro & NPDES permit (A)

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

**Miscellaneous/Informational**

- Transportation Improvement Program - BOC & BCPC TIP Letter were included in packet and will be submitted to SPC.
- Board members terms expiring 7-31-19 – Ms. Vannoy, Mr. Ruppen & Mr. Economos - Ms. Vannoy & Mr. Ruppen wish to continue to serve, but Mr. Economos is not able to continue to serve. A motion was made by Mr. Mitch and seconded by Ms. Kennedy directing Mr. West to recommend that the BOC reappnt Ms. Vannoy & Mr. Ruppen to the board for a 4 year term. Mr. Ruppen abstained and the motion carried. The Board will review the list of those interested in serving on the BCPC Board at the next meeting.
- Memo to BC municipalities – re: plan submissions – will be sent to BC municipalities as a reminder of the plan submittal process. The Board recommended that this memo be sent to all BC municipalities at the beginning of each year as a reminder.
- Heart & Soul Community Program – info on this new initiative was sent out to all BC municipalities and to the BCPC Board members. More info to follow.

**Adjournment**

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