

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, February 18, 2020, at the Beaver County Courthouse in the Commissioners Public Meeting Room.

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

Absent: Ms. Vannoy, Messrs. Bragg and Mitch

Staff: Lance Grable Director, B C Office of Planning and Redevelopment - *Absent*
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: Mike Sanford, Consultant, Jerry Karle, of Larson Karle,& and Dave Drane, Concordia Luth. Ministries – re: Concordia Lutheran Ministries LD
Bryan Largent, of ARM Group & Rose Marie Kendall of Green Twp Plan Comm – re: BePine LLC Solar LD
Heather Humbert, of BC Conservation District

Approval of previous meeting minutes

A motion was made by Mr. Stuber and seconded by Mr. Rosatone to approve the minutes of the January 21, 2020 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfield Grant – Nothing to report.

Floodplain – Nothing to report.

GIS Update – Frank continues to update GIS info. Currently staff is working on locating power substations as it relates to researching possible locations for commercial solar farms.

Eagle View Pictometry- Staff met with DA concerning how Law enforcement can use GIS and Pictometry to enhance their job & as an investigative tool. On 2-4-20, the DA sent personnel to Pgh for GIS training and Peer networking.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Joe attended the 2-4-20 mtg at SPC. The matter concerning Truck Parking is still a concern.

MS4 – Dan sent out the payment requests to the participating municipalities for the MS 4 Joint advertisement.

Beaver County Comprehensive Plan Update – Nothing to report.

Census 2020 – On 2-4-20 Joe sent an email asking the municipalities, public libraries, Quasi government agencies and non-profit agencies if possible to make a computer available to the public to complete their census on-line, if desired.

NEW BUSINESS
Development

Subdivisions for Review and Report (No Municipal Subdivision Ordinance)

Shine Town LLC Consol Pl

Midland Boro 3 Lots

After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Stuber to accept staff comments and forward to Midland Boro. Motion carried unanimously.

Subdivisions for Review and Report (Major)

Villages/Riverside–8th Amend to Bluffs–Lot 111

Harper Subdiv

Jack Street Consol Pl

Center Twp 4 Lots

Center Twp 3 Lots

Hopewell Twp 3 Lots

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

Subdivisions for Review and Report (Minor)

Lindy Paving Pl

Prothero Plan

Ceravolo-DeFrancesco Pl

Janet Hall Pl (Wright)

McKeever-Rubino Pl #1

Big Beaver Boro

Bridgewater Boro

Brighton Twp

Chippewa Twp

Hopewell Twp

Recommendations

Proposed Land Developments

Beaver Falls City – BC Christian School – Proposed Gymnasium LD; Big Beaver Boro – Lindy Paving Garage LD; & Greene Twp – Be-Pine 1 & Be-Pine 2 LLC Solar Energy Systems LD - After staff's review, a motion was made by Ms. Kennedy and seconded by Ms. Charlton to accept staff comments and forward to the respective municipality. Motion carried unanimously.

Proposed Land Developments (No Municipal Subdivision Ordinance)

Baden Boro – Concordia Lutheran Ministries LD; & Midland Boro - Watco Batch Plant Removal & Laydown LD - After staff's review, a motion was made by Mr. Stuber and seconded by Mr. Rosatone to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Proposed Zoning Ordinances/Amendments

Aliquippa City - After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Stuber to accept staff comments and forward to the respective municipalities. Ms. Kennedy abstained and the motion carried.

Proposed 537 Revision – Sewage Facilities Planning Modules

Franklin Twp – Siegal Pl #4 - After staff's review, a motion was made by Mr. Rosatone and seconded by Ms. Kennedy to accept staff comments and forward to the applicant. Motion carried unanimously.

Notifications

Air Quality Permits

Hopewell Twp – Lambeth, Inc. – Renewal Permit for Lambeth, LLC (formerly Five Points Veterinary Clinic)
Monaca Boro – Anchor Hocking, LLC – Anchor Hocking Monaca Facility

Encroachment Permits

Big Beaver & North Sewickley – Dominion Energy Transmission, Inc. – LN-35 / TL-400 Beaver River Exposures Project
Franklin Twp – National Fuel Gas Supply Corp – N20 Ellwood City Anomaly Dig Project
Hopewell Twp – National Fuel Gas Supply Corp – Line N Anomaly Digs 2020 Project

NPDES Permits

Greene Twp – GPPT LLC – BE-Pine 1 LLC and BE-Pine 2 LLC Solar Energy System Projects

Oil & Gas Permits

Independence Twp – MarkWest Liberty Midstream & Resources LLC – Mariner West Pipeline Addendum
Independence Twp – MarkWest Liberty Midstream & Resources LLC – Mariner West Pipeline Major Modification
New Sewickley Twp – PennEnergy Resources LLC – Beaver Pad 11 Project
New Sewickley Twp – PennEnergy Resources LLC – PER B22 8H Well Permit Renewal
New Sewickley Twp – PennEnergy Resources LLC – PER B25 1H Well Permit
Potter Twp – Shell Pipeline Co LP – Permit for the Falcon Ethane Pipeline System Project

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- GPPT LLC - BE-Pine 1 LLC and BE-Pine 2 LLC Solar Energy Systems Projects & NPDES permit – Greene Twp (R)
- Ambridge Boro – Henning Street Park Development Project – support letter (A)

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

Miscellaneous/Informational

- Open BCPC Board Seat – Mr. Ruppen asked the Board to stay after the meeting is adjourned to discuss a recommendation for the open board seat.
- 2019 Annual Report – was included in meeting packet for board members to review. A motion was made by Mr. Rosatone and seconded by Ms. Charlton to accept the Annual Report and forward to the BOC before the March 1, 2020 deadline.
- ADA Comment – Joe reported that staff has written a comment regarding ADA compliance per Comm Manning's suggestion.

Adjournment

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