

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

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

Absent: Messrs. Economos 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

Guests: Sandie Egley, of BOC

**Approval of previous meeting minutes**

A motion was made by Mr. Stuber and seconded by Ms. Charlton to approve the minutes of the February 19, 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 – Per BC Info Tech Dept’s advice, OPR purchased its own server and is moving data onto the new server.

Eagle View Pictometry- This data will be moved to the new server.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – On 3-5-19 Joe shared a Lehigh Valley PC newsletter concerning Truck Parking with BOC, SPC, CED and OPR.

MS4 – SPC is sponsoring a MS4 workshop series on Tues, May 7<sup>th</sup> and Wed, May 8<sup>th</sup>. Dan will probably attend these sessions.

Beaver County Comprehensive Plan Update – A summit meeting is planned for 4-12-19 at CCBD. The Board is invited to attend and Lance told the Board if they additional info about the meeting to please contact Sue at the office.

Subdivision Ordinance – Nothing to report

Census 2020 – Joe & Frank will be the main point of contact in BC regarding Census 2020. On 3-4-19 Joe participated in census training on municipal boundaries. 4-17-19 is the tentative date for the National Census Day.

Transportation – On 3-6-19, Joe was informed by SPC that the Public Participation Panel meetings will begin in May-June 2019.

**NEW BUSINESS**

**Development**

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

Tumas Lot Consol Pl	Lakeview Farms V PRD Pl	Constitution Highlands Subdiv
Beaver Falls City 3 Lots	Center Twp 84 Lots	Chippewa Twp 202 Lots

Span Pl #3	Crisi Plan
Economy Boro 3 Lots	Hopewell Twp 4 Lots

After staff’s review, a motion was made by Ms. Charlton and seconded by Mr. Bragg to accept staff comments, with the addition of the comment regarding traffic impacts on the Lakeview Farms Plan and forward to the respective municipalities. Motion carried unanimously.

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

West Gate Bus Pk	Ganoe Consol Pl	McKim Plan	Durkin/Borato Pl Lot Rev
Big Beaver Boro	Brighton Twp	Darlington Twp	Industry Boro

**Recommendations**

**Proposed Land Developments**

Constitution Highlands LD – Chippewa Twp - After staff’s review, a motion was made by Mr. Bragg and seconded by Mr. Mitch to accept staff comments and forward to Chippewa Township. Motion carried unanimously.

### **Proposed Zoning Ordinances/Amendments**

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

### **Notifications**

#### **Air Quality Permits**

Big Beaver Boro – Geopetro LLC – Wall Compressor Station Project  
Darlington Twp – Geopetro LLC – McRoberts Compressor Station Project

#### **Encroachment Permits**

Big Beaver Boro – PA Turnpike Commission – Pinkerton Lane Stream Restoration Project  
Center Twp – Center Twp Sanitary Auth – Markey's Run Interceptor Improvements Project  
Darlington Twp – Peoples Natural Gas Co – Darlington Road Project  
Hanover Twp – MarkWest Liberty Midstream and Resources, LLC – Krivickas to Smith Pipeline Project  
Hanover & Independence Twps – Range Resources Appalachia, LLC – Noss Temporary Waterline Project  
Independence Twp – MarkWest Liberty Midstream and Resources, LLC – Seibel to Smith Pipeline GP-8 Project  
Independence Twp – MarkWest Liberty Midstream & Resources LLC – Smith to McMichael Pipeline Addendum 2 Project

#### **NPDES Permits**

Big Beaver Boro – BC Corp for Economic Devel – West Gate Business Pk – Commonwealth Dr Pavement & Public Utility Ext.  
Chippewa Twp – Castlebrook Development – Constitutional Highlands Project  
Darlington Twp – ATC Group Serv, LLC – Oil Field Services – pipeline & fittings prep, milling, machine tuning & tool repair.  
Shippingport Boro – Wynn Starr – Permit for the Starr Property – to install a small flow treatment facility

#### **Water Supply Permits**

Aliquippa City – Aliquippa Mun Water Auth - Existing Well 26 & 27 Public Water Supply Permit Amendment  
Independence & Hanover Twps – UMH Independence Park Water Treatment Plant – Well #6 Update & Amendments

#### **Other**

2-5-19 PA DEP letter – re: Closure Plan Modification – Horsehead Residual Waste Landfill – Potter Twp  
2-4-19 PennDOT letter – re: SR 4011, Section B01 – Project Development Collaboration mtg – 2-28-19, 1 pm at District 11 Office  
2-6-19 PennDOT letter – re: SR 0065, Sec B33 – Project Development Collaboration mtg – 2-28-19 2 pm at District 11 Office  
2-14-19 Golder email – re: Proposed Norfolk Southern Railroad Communication Tower in Midland notification  
2-11-19 PennDOT letter – re: SR 0168, Section B20 – Project Development Collaboration mtg – 3-6-19, 1 pm, District 11 Office  
2-15-19 Attys Andrews & Price LLC letter – re: Big Beaver Falls Area School Dist intends to convey parcel #04-001-0300.000  
2-19-19 Duquesne Light Co Letter – re: Approval to install a new 138kV Line to support Nova Chemical Plant- Potter Twp  
3-1-19 email – Norfolk Southern Railway Co – Positive Train Control Filing – Monopole Installation – Midland Boro

### **OTHER**

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

- New Sewickley Twp Mun Auth – Asbestos Cement Waterline Replacement Project – New Sewickley Twp (R)
- Aliquippa Mun Water Auth – Existing Well 26 & 27 Public Water Supply Permit Amendment – Aliquippa City (R)
- Castlebrook Development – Constitutional Highlands Project – Chippewa Twp & NPDES permit (A)
- BC Corp for Economic Devel – West Gate Bus Pk – Pavement & Public Utility Ext, Big Beaver & NPDES permit (A)
- ATC Group Serv – Oil Field Services (piping/fittings prep, milling, machine tuning & tool repair) – Darlington Twp (A)
- Mycelia Development 16,000 sf Green Globes certified facility support letter - Beaver Falls (R)

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

#### **Miscellaneous/Informational**

- Open BCPC Board Seat – There is one open Board Seat. A motion was made by Mr. Stuber and seconded by Mr. Bragg to recommend that the BOC appoint Atty. Heather Harmon Kennedy to fill the open seat. Motion carried unanimously. A memo will be sent to the BOC with this recommendation. Mr. Ruppen will send a letter to Heather regarding attendance requirements, etc.
- Resolution 2019-1 (re: staff signing plans in Joe's absence) – A motion to accept Resolution # 2019-1 was made by Mr. Bragg and seconded by Mr. Stuber. Motion carried unanimously.
- 2018 BCPC Annual Report – was submitted to the BOC on 2-19-19.
- BC Cons Dist – request for donation – Joe sent this 2-22-19 request up to the BOC and 2 Commissioners signed off on it, so this donation will be made. The Board requested that in the future, any requests be brought before the BCPC Board before submitting to the BOC.

### **Adjournment**

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