

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

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

Absent: Ms. Charlton, 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 – Absent due to illness

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

Approval of previous meeting minutes

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

Eagle View Pictometry- Nothing to report

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 – Nothing to report

Census 2020 – Nothing to report

Transportation – Nothing to report

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

Aspen Fields Phase V 1st Amend to Bluffs
Brighton Twp 25 Lots Center Twp 5 Lots

Pinehurst Village Phase 1
Ohioville Boro 13 Lots

After staff's review, a motion was made by Mr. Mitch and seconded by Ms. Vannoy to accept staff comments (with the additional ensuring stability comment added to the 1st Amend to Bluffs letter) and forward to the municipal governing body Motion carried unanimously.

Subdivisions for Review and Report (Minor)

Forza Brodhead Lot Line Rev Dunkin Donuts Subdiv
Center Twp Center Twp

Dreyer Plan Hereford Lake Manor Parcel C
Economy Boro Franklin Twp

Recommendations

Proposed Land Developments

Brighton Twp - Aspen Fields Phase V LD

Center Twp - Dunkin Donuts LD

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

Air Quality Permits

Aliquippa City – ARDEX, LP – Permit for their existing dry & liquid flooring & tiling production facility & expansion.
Ellwood City Boro – Columbia Gas Transmission, LLC – Renewal of Permit # 04-00400.
Koppel Boro – Harsco Metals Americas – Renewal of Permit 04-00682.
Midland Boro – Buckeye Pipe Line, LP – Midland Station.
South Beaver Twp – Utica Gas Services – Beaver Creek Dehydration Station Project

Encroachment Permits

Center & Hopewell Twps – Stefanik Properties – Sanitary Line Extension Project
Center & Hopewell Twps – Stefanik Properties – Waterline Extension Project

NPDES Permits

Brighton Twp - Lindy Paving Inc. – ECMS 105452 SR 0018 Rochester-Monaca Bridge Waste Area Grading
Greene Twp – PTV 1022, LLC – Hookstown Dollar General Store Project

Oil & Gas Permits

New SewickleyTwp – PennEnergy Resources, LLC – PER B11 1H Well Permit Renewal.

Water Quality Management Permits

Greene Twp – PTV 1022, LLC – Hookstown Dollar General Store Project

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Lindy Paving– ECMS 105452 SR 0018 Rochester-Monaca Bridge Waste Area Grading – Brighton Twp & NPDES Permit - R
 - Stefanik Properties - Sanitary Line Extension – Center & Hopewell Twps & Encroachment Permit – A
 - Stefanik Properties – Waterline Extension – Center & Hopewell Twps & Encroachment Permit – A
 - Festival Square at Quay Park – Beaver Boro - A
- 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) – Joe notified the BOC that Ms. Charlton and Mr. Bragg wish to continue to serve, however Mr. Farmer does not. A copy of the memo was included in the packet.
- Open Board Seat – Matt Stewart of Brighton Twp (who works for the Mercer County Planning Commission) would like to serve on the BCPC Board. Mr. Ruppen will contact Mr. Stewart to discuss this with him. If he can attend the monthly meetings, etc, the Board may recommend that the BOC appoint Mr. Stewart to fill the empty board seat.
- Meeting Quorum Issues – It was mentioned that we have been having issues in having a quorum for the monthly meetings. The Board will discuss this and try to resolve this problem.
- 2018 BCPC Annual Report – Joe passed out a copy of the annual report at the meeting for the board to review and asked that if they find any corrections, please contact Joe by the 1st week of February so it can be submitted to the BOC by the March 1st deadline.
- Census Complete Count Committee (CCC) meeting – Joe invited the board to a CCC meeting at 10 am on Friday, Jan 18, 2018 in the BOC Conference Room.

Adjournment

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