

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

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

Absent: Ms. Vannoy and Mr. Economos

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 Ms. Charlton and seconded by Mr. Rosatone to approve the minutes of the March 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 – BC Info Tech Dept. and Frank Vescio are migrating OPR data to the new Buffalo server. Baker is assisting in transferring and reprogramming the Land Development tool to work on the new server.

Eagle View Pictometry- We are moving Eagle View Pictometry information and aerials onto the new server.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Nothing to report.

MS4 – Nothing to report.

Beaver County Comprehensive Plan Update – Lance gave a summary of the process and progress of this project.

Census 2020 – BOC held a press conference regarding the upcoming 2020 Census on 4-3-19.

Transportation – The Public Participation Panel meeting will be held on 5-6-19 in the BOC Conference Room.

NEW BUSINESS

Development

Subdivisions for Review and Report (No Municipal Subdivision Ordinance)

KHDC Midland MOB & Charter School Plan Beegle-Blinn Plan
Midland Boro 3 Lots Pulaski Twp 2 Lots

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.

Subdivisions for Review and Report (Major)

Grand View Estates Subd Krystle Bogati Plan
Brighton Twp 95 Lots Economy Boro 3 Lots

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

Subdivisions for Review and Report (Minor)

Woodward/Love Plan Daniel Duffy Pl #2
Chippewa Twp Franklin Twp

Recommendations

Proposed Land Developments

Ambridge Boro – Harmony Storage Phase II
Ambridge Boro – Waste Management CMG Vehicle Fuel Station LD
Brighton Twp – Grand View Estates LD
Center Twp – BCTA Parking Lot Expansion LD
Center Twp – Stefanik Industrial Park LD

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

Proposed Land Developments (No Municipal Subdivision/Land Development Ordinance)

Midland Boro – KHDC Midland MOB & Charter School LD
Midland Boro – KHDC Midland MOB & Charter School Ancillary Parking Lot LD

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

Notifications

Air Quality Permits

Harmony Twp – IPSCO Koppel Steel (Ambridge) – Permit for their facility located at 23rd & Duss Avenue.
Monaca Boro – Colona Transfer, LP – Permit for their facility located off Pennsylvania Avenue.

Encroachment Permits

Economy Boro – PennDOT – SR 4036, Sec A09 Bridge Replacement over Big Sewickley Creek
Greene Twp – JR Hall Excavating Inc. – Renewal of Gravel and Debris from Service Creek at Sharon Lane.

NPDES Permits

Daugherty Twp – Michael Baycura – Stevens Trail ST Project
Industry Boro – Betters Acquisition Group, LLC – The Willows Inn Project
New Sewickley Twp- Big Knob Grange – Big Knob Grange Fill Site Project

Oil & Gas Permits

Marion Twp – PennEnergy Resources, LLC – Zahn 8" Pipeline Project
Marion Twp – PennEnergy Resources, LLC – B17 12" Pipeline Project

Water Management Permits

Independence Twp – Range Resources, Appalachia, LLC – Water withdrawal for oil & gas exploration – Raccoon Creek

Other

3-11-19 DEP ltr – re: Renewal of Determination of Applicability (GP WMGR029) Ernie's Waste Oil, LLC – Independence Twp

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Betters Acquisition Group, LLC – The Willows Inn Project – Industry Boro & NPDES permit (R)
- Big Knob Grange – Big Knob Grange Fill Site – New Sewickley Twp & NPDES permit (R)
- Stiefel Park – Ellwood City Boro – C2P2 Development Grant Application letter (R)

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

Miscellaneous/Informational

- Open Board Seat on BCPC – A letter was sent to the BOC recommending that Heather Harmon Kennedy be appointed to fill the open seat. The letter also requested that Ms. Charlton and Mr. Bragg, whose terms expired on 12/31/18, be re-appointed for another 4 year term as well. Staff will check on the status of this.
- Lance reported that he has been asked and will be the Key Note Speaker at the BC Assn of Realtors upcoming meeting.

Adjournment

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