

The regular monthly meeting of the Beaver County Planning Commission was held at 12:30 p.m., on Tuesday, April 19, 2011 at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Barness & Charlton, Messrs. Bragg, LaValle, Stuber & Zagorski

Absent: Ms. McElvy, Messrs. Mitch & Piccirilli

Staff: Frank Mancini, Jr., Director of Planning & Economic Development Joseph C. West, Department Manager of Planning
William C. Evans, Associate Planner Doniele Andrus, Shared Greenways & Environmental Planner
& Susan M. Jamery, Senior Administrative Asst.

Solicitor: Attorney Sam Orr

Guests: Dan Distler, BC Cons District

The agenda was adjusted and non-action items were reviewed until a quorum was present (at 12:40 pm), and then we proceeded with items that required formal action.

Approval of previous meeting minutes

A motion was made by Mr. Bragg and seconded by Mr. LaValle to approve the minutes of the March 15, 2011 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status – Mr. Mancini summarized the projects & referred the Board to the attached Project Status Report. In addition to items listed on the report, Ms. Andrus noted that: On the Stormwater Management Project – The Phase I Stormwater Management Plan – more comments were received from DEP, and staff is incorporating appropriate comments. MS-4 – the MS-4 Joint Ad Proof of Publication was sent to the participating municipalities, and the MS-4 Annual Report is due in June. On the Greenways & Trails – Ohio River Trail -North Shore – Revised RFP submitted to DCNR for their comments. The Ohio River Trail -South Shore Trail – Final Document received, Ms. Andrus will hand deliver the documents to save postage. Floodplain Management – Ms. Andrus and Mr. Distler are on the State Board and they may become the Education and Outreach Committee Advisors for the west, will have a conference call next week. Mr. Mancini stated that we have received and are reviewing comments from DCED and FEMA on the initial draft Floodplain Ordinance. Received word from FEMA that the entire floodplain process is delayed at least 6 months and possibly over a year. BC will wait for the final FEMA maps to finalize the Ordinance. Other Highlights: Maple Syrup Festival went very well. Tire removal and clean up done by North Country Trail out of Darlington gamelands. DCNR grants deadline is 4-20-11 and Beaver Falls Wallace Run Boat Launch will be submitted. The RC&D Project has lost it's funding, so uncertain as the future of this project.

NEW BUSINESS
Development

Subdivisions for Review and Report (Major)

Valley Road Plan Ambridge Boro 4 Lots	Armstrong Subdiv #1 Beaver Falls 3 Lots	Haynes Plan Economy Boro 4 Lots	Sprott/Conti Plan Economy Boro 3 Lots
Beck Plan #2 Economy Boro 4 Lots	F G Papa/Bullet Resubdiv New Brighton Boro 3 Lots	Horsehead Pl #4 Potter Twp 3 Lots	

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

Subdivisions for Review and Report (Minor)

West Gate Business Park Pl #4 Big Beaver Boro	Edwards McLaughlin Pl #2 Brighton Twp	Zychowski Lot Consol Pl Economy Boro
New Brighton First Ch of God Rev Subd New Brighton Boro	PNE Realty Co Plan Potter Twp	

Recommendations

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

Harmony Twp – HV Mill Roll Serv LD – plans to construct a 7,200 sf building on Duss Avenue (SR 200).

A motion was made by Mr. LaValle and seconded by Mr. Bragg to accept staff comments on the above land development and forward to Harmony Township. Motion carried unanimously.

Proposed Land Developments

Chippewa Twp – Site Improvements to Blackhawk Intermediate School LD- plans to reconfigure the parking lot on Shenango Road.

Chippewa Twp – Site Improvements to Blackhawk High School LD – plans to reconfigure the parking lot on McClain Road.

Hopewell Twp – Dollar General Hopewell Township LD – plans to construct a 9,100 sf building on Brodhead Road.

A motion was made by Ms. Barness and seconded by Ms. Charlton to accept staff comments on the above land development and forward to the respective municipality. Motion carried unanimously.

Proposed Amendments

1) Proposed Zoning Amendment - Hopewell Township, 2) Proposed Historical Preservation Ordinance - Beaver Borough & 3) Proposed Codification of Ordinances - Darlington Township - After staff's review of the listed ordinances, a motion was made by Mr. Bragg and seconded by Ms. Charlton to accept staff comments and forward to the respective municipalities, Mr. Zagorski abstained on the Beaver Boro Historical Preservation Ordinance, and the motion carried.

Proposed Comprehensive Plan Update

Center Township - Staff will meet with Center Twp to discuss this document and it will be reviewed at our next meeting (5-17-11). Mr. Mancini discussed time frames with Center Twp. and they won't be acting on this until the end of May.

Notifications

(For information only no action necessary)

Encroachment Permits

Economy Boro – PennDOT – Permit for SR 2003, Segment 0040, Offset 0740. (Over excavate embankment & place blocks to support shoulder).

NPDES Permits

New Sewickley Twp – Freedom Area School District (Big Knob Elementary School) – Permit to discharge sewage from the Big Knob Elementary School.

Solid Waste Permits

Ambridge Boro – Waste Management of PA Inc. – Minor Permit Modification for an operating plan (salvaging of recyclable materials).

Greene Twp – FirstEnergy Generation Corp (Little Blue Run Disposal Facility) – Minor Permit Modification for a request for an additional two year demonstration period & revised ditch 6 design at Little Blue Run Waste Disposal Impoundment.

Water Quality Part II Permits

Greene Twp – FirstEnergy Generation Corp. - Modification of Permit No. 0474204.

Other Permits

South Beaver Twp – Boord, Benchak & Assoc, Inc. (Oil & Gas exploration, etc) – Permit for Oil & Gas Exploration, Productions, Processing or Treatment Operations or Transmission Facilities.

OTHER

Endorsement/Consistency Letters - (Approval/Ratification)

- Rochester Township – Gallo Park (Expansion of Playground) *(Approval)*
- Beaver County Airport Auth – First Energy Emergency Operations Facility *(Approval)*
- Brighton Township – Hardy Field Renovation (DCNR C2P2 Grant) *(Approval)*
- BC CED – Beaver Borough – Riverfront Park *(Approval)*
- Beaver Falls – Wallace Run Launch (DCNR C2P2 Grant) *(Ratification)*

After Mr. Mancini briefly explained the above endorsement/consistency letters, a motion was made by Ms. Barness and seconded by Ms. Charlton to accept the letters and forward to the applicant. Motion carried unanimously.

Misc./Informational

Adjournment

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