

The regular monthly meeting of the Beaver County Planning Commission was held at 12:30 p.m., on Tuesday, February 15, 2011 at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Charlton, & McElvy; Messrs. Bragg, LaValle, Mitch, Piccirilli, & Stuber

Absent: Mr. Mitch, & Zagorski

Staff: Frank Mancini, Jr., Director of Planning & Economic Development Joseph C. West, Department Manager of Planning
William C. Evans, Associate Planner Susan M. Jamery, Senior Administrative Asst.
- Doniele Andrus, Shared Greenways & Environmental Planner – absent – attending DCNR meeting in Franklin Park

Solicitor: Attorney Sam Orr

Guests: Michelle Dorothy of Cong. Altmire’s Office, Sandie Egley of Michael Baker Jr. Inc., Dan Distler of BC Cons Dist., Sandy Wright, Greene Twp Secretary & Kathy Nelson, Greene Twp Planning Commission Secretary .

Approval of previous meeting minutes

A motion was made by Mr. Piccirilli and seconded by Mr. LaValle to approve the minutes of the January 18, 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, he noted that: On the Stormwater Management Project – no change in status. MS-4 Joint Ad – no change in status. Ohio River Trail-South Shore- no change in status. On the Greenways & Trails – Ohio River Trail -North Shore –no change in status. Floodplain Management – Mr. Mancini stated that a draft floodplain ordinance is under review by the County Law Dept, and Mr. Mancini. Yesterday comments were received from the BC Cons District. Misc. – 1) BC Maple Syrup Festival is April 2-3. 2) Mr. Mancini thanked the Board members for signing the letter to DCED in support of continued funding for Doniele’s position. 3) Potter Twp Tank Farm - Doniele is lending technical assistance to Potter Twp regarding possible options for Tank Farm. 4) BC Hazardous Mitigation Plan – In response to BC EMS’ request for BCPC’s assistance with this Plan, Mr. Mancini stated that Bill Evans will be the BCPC representative on this project and that the BCPC will help when and where possible. Dan Distler asked if their office can be of assistance and Mr. Mancini suggested that he contact Wes Hill of BC EMS.

NEW BUSINESS

Greene Twp. – Little Blue Run – Mr. Stuber suggested that the agenda be amended to accommodate our guests, Sandy Wright, Secretary of Greene Twp, and Kathy Nelson, Secretary of the Greene Twp Planning Commission. They explained that the Little Blue Run Disposal Impoundment is proposing to expand and revise operations at their facility. Ms. Wright and Ms. Nelson both expressed their concerns about potential impacts on the surrounding area. Mr. Mancini stated that the BCPC should be asked to review the Land Development Plan and will objectively review the plan. Ms. Wright asked to be copied on any correspondence received by the BCPC regarding this proposed project, and Mr. Mancini stated that we would share any information received.

Development

Subdivisions for Review and Report (Major)

Unis & 21st Street Plan
Aliquippa City 5 Lots

After staff’s review, a motion was made by Mr. Bragg and seconded by Mr. LaValle to accept staff comments on the above subdivision & forward to the City of Aliquippa. Motion carried unanimously.

Subdivisions for Review and Report (Minor)

Mazzant/Changing the World Inc Pl	Krischke Family LP Pl	Syka Subdiv
Beaver Falls City	New Sewickley Twp	South Beaver Twp

Recommendations

Proposed Land Developments

Aliquippa City - Aliquippa Grocery Store LD – plans to construct an 18,279 sf building on 21st Street and Sheffield Road.

Economy Borough & New Sewickley Township – Liberty Hills Phase 2B LD – plans to construct 50 buildings (totaling 509,600 sf), containing 224 units (2,275 sf each) on Pioneer Lane.

Franklin Township - Giant Eagle Get Go # 3182 LD – plans to construct a 208 sf building on Zelenople Road (SR 288).

Hopewell Township - Cornerstone Christian Fellowship LD – plans to construct a 5,000 sf building on Gringo Clinton Road (SR 3011)

Hopewell Township – Brusters Old Fashioned Ice Cream LD – plans to construct a 1,196 sf building on Brodhead Road (SR 3007).

Hopewell Township – Ken & Beth Miter LD- plans to construct 1,596 sf building on Brodhead Road (SR 3011).

A motion was made by Mr. Piccirilli and seconded by Ms. Charlton to accept staff comments on the above land developments and forward to the respective municipalities. Motion carried unanimously.

Proposed Zoning Ordinances/Amendments

1) Greene Township & 2) North Sewickley Township – After staff’s review, a motion was made by Ms. Charlton and seconded by Mr. LaValle to accept staff comments on the above zoning ordinances/amendments and forward to the respective municipalities. Motion carried unanimously.

Proposed Subdivision and Land Development Ordinances/Amendments

New Sewickley Township - After staff’s review, a motion was made by Mr. LaValle and seconded by Mr. Piccirilli to accept staff comments on the above subdivision and land development ordinance and forward to New Sewickley Twp. Motion carried unanimously.

Proposed Act 537 Revisions – Sewage Facilities Planning Modules

Hopewell Township - Simoni-D’Alessandris SFTF - After staff’s review, a motion was made by Ms. Charlton and seconded by Mr. Bragg to accept staff comments on the above Act 537 Revision and forward to Hopewell Township. Motion carried unanimously.

Notifications

(For information only no action necessary)

Encroachment Permits

Baden Boro – Municipal Auth. of Baden Boro – Permit for the Baden Sewage Treatment Plant Upgrade & SR 65 Interceptor Relocation.

Marion Twp – PennDOT – Permit for SR 1015 Segment 0080, Offset 1419.

Hazardous Waste Permits

Darlington Twp – Siemens Water Technologies Corp. – Minor Permit Modification for the merger of Siemens Water Technologies Corp. into Siemens Industry.

Water Quality Part II Permits

Baden Boro – Municipal Auth. of Baden Boro – Permit for the Baden Sewage Treatment Plant Upgrade & SR 65 Interceptor Relocation.

Other Permits

South Beaver Twp – Boord, Benchek and Associates, Inc. – Permit for Earth Disturbance associated with Oil & Gas exploration. (Rolling Acres LLC Pad #A).

OTHER

Endorsement/Consistency Letters - (Approval/Ratification)

- Aliquippa City – Grocery Store Construction (Ratification)
- Baden Sewage Treatment Plant Upgrade & SR 65 Interceptor Relocation (Approval)
- Raccoon Creek Watershed Conservation Plan (Approval)

After Mr. Mancini briefly explained the above endorsement/consistency letters, a motion was made by Mr. Bragg and seconded by Mr. LaValle to accept/ratify the letters. Motion carried unanimously.

Misc./Informational

- 2010 BCPC Annual Report – This item was unintentionally omitted from the agenda, and therefore not discussed at the meeting, but a telephone poll was conducted and each board member who was present at the meeting was contacted by Ms. Jamery and gave their approval of the Annual Report. (Record of contact: all on 2-16-11, Ms. Charlton at 9:45 am, Mr. Bragg at 9:47 am, Mr. Stuber at 9:49 am, Ms. McElvy at 9:51 am, Mr. LaValle at 10 am, and Mr. Piccirilli at 10:40 am). Mr. Orr has advised that the approval be ratified at the 3/15/11 Meeting.

Adjournment

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