

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

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Present: Ms. Barness & McElvy; Messrs. Bragg, Mitch, & Piccirilli,

Absent: Ms. Charlton, Messrs. LaValle, Stuber & Zagorski

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: Jim Shaner, BC Conservation District (BCCD) and Sandie Egley, of Michael Baker

Mr. Piccirilli, the Vice Chairman, conducted the meeting in the absence of Mr. Stuber, the Chairman.

Approval of previous meeting minutes

A motion was made by Mr. Bragg and seconded by Ms. Barness to approve the minutes of the June 21, 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 – she reported that we continue to work with the BC Law Dept. and DEP. Also, we received a request from DEP to submit/re-submit the MS-4 annual report by 8-8-11. Ms. Andrus emailed BC municipalities to remind them of this. On the Greenways & Trails – Ohio River Trail -North Shore – Project awarded to SGA/Mackin/Alta Team on 7-14 and expect to have a kick-off meeting in August. The Ohio River Trail -South Shore Trail – she reported that an EPA tour (of the 4 sites: Coraopolis, Aliquippa, Monaca & Midland) was held on 7-14 and was very well attended. Also the Wallace Run Boat launch permit was received from DEP today.

NEW BUSINESS
Development

Subdivisions for Review and Report (No Municipal Subdivision Ordinance)

Rodgers Consolidation Plan	June White Estate Subdiv #1
Pulaski Twp 2 Lots	Shippingport Boro 3 Lots

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

Subdivisions for Review and Report (Major)

Aliquippa Plan 12 Subdiv	Mulberry Street Plan	Sean & Co. Consol of Parcel A
Aliquippa City 3 Lots	Bridgewater Boro 3 Lots	Chippewa Twp 15 Lots
Shadow Lake Subdiv 2011	Austin-Uccellini Pl #1	
Hopewell Twp 4 Lots	Ohioville Boro 3Lots	

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

Subdivisions for Review and Report (Minor)

P. Sudak Plan
Center Twp

Recommendations

Proposed Land Developments (No Municipal Subdivision Ordinance)

Harmony Township – Mittica-Chell LD – plans to construct a 3,520 sf building on Hemmerle Rd (SR 2014).

Harmony Township – Levinson Steel (Jerart) LD – plans to construct an 18,600 sf building on Duss Avenue (SR 4016).

After staff's review, a motion was made by Ms. Barness and seconded by Mr. Mitch to accept staff comments on the above land developments and forward to Harmony Township. Motion carried unanimously.

Proposed Zoning Ordinances/Amendments

1) Ambridge Borough, 2) Beaver Borough, & 3) Rochester Borough - 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.

Proposed Agricultural Security Areas

1) Independence Township & 2) Potter & Raccoon Townships - After staff's review, a motion was made by Ms. Barness and seconded by Ms. McElvy to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Notifications

(For information only no action necessary)

Encroachment Permits

Ohioville Boro – David Burdick Pad #A – Permit to construct an access road over an unnamed tributary of North Fork of Bieler Run.

Economy Boro – Economy Borough - Permit for the Hillsdale Ave. Culvert Repair (repair/replacement of displaced joint of existing 5' culvert in Legionville Run South Branch.)

Hopewell Twp – Widmer Engineering, Inc. – Permit for the Beaver lakes Blvd, Culvert Replacement.

Potter Twp – Horsehead Corporation – Permit to perform maintenance dredging, as necessary for a period of 10 years, to remove accumulated river sediment from their water intake structure.

Ohioville Boro & South Beaver Twp – Appalachia Midstream Services – Erosion & Sediment Control General Permit to install approx. 4.2 miles of 10" gathering pipeline to convey natural gas from three gas wells in Ohioville and South Beaver.

Mining Permits

North Sewickley Twp – Amerikohl Mining, Inc. (Alexander Mine – Blasting Notice) – Blast Notice for the Alexander Mine.

NPDES Permits

Economy Boro – Big Sewickley Creek Wastewater Treatment Plant – NPDES Permit Renewal for their Big Sewickley Creek Wastewater Treatment Plant.

Railroad Permits

Koppel Boro – CSX Transportation, Inc. – CSX is considering abandonment of a portion of its rail line (RR Milepost PLK 0 to Milepost 2.39).

Solid Waste Permits

Ambridge Boro – Waste Management of PA Inc. – Intent to Deny letter from DEP for (Ambridge Transfer Station).

Freedom Boro – Nexeo Solution, LLC – Class 1 Modification approving a change in ownership of this facility from Ashland, Inc. to Nexeo.

New Sewickley Twp – Brunner Landfill - Technical Deficiency Letter from DEP

Other Permits

Ohioville Boro – Chesapeake Appalachia - Permit for the exploration of oil & gas (Ferrebee BEA Pad #A & Freshwater Impoundment).

OTHER

Endorsement/Consistency Letters - *(Approval/Ratification – A or R) -- NONE*

Misc./Informational

Oil & Gas Exploration – Mr. Mitch initiated a general discussion regarding Marcellus Shale. Topics discussed were: economic benefits, environmental concerns, role of the BCPC, etc.

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.