

The regular monthly meeting of the Beaver County Planning Commission was held at 12:30 p.m., on Tuesday, June 21, 2011 at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent:

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 Conservation District (BCCD)

Approval of previous meeting minutes

A motion was made by Mr. Bragg and seconded by Mr. Piccirilli to approve the minutes of the May 17, 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 spoke with Barry Newman of DEP about our concerns, and he sent some Act 167 language to assist Andrea in the Law Dept formulate her response. On the Greenways & Trails – Ohio River Trail -North Shore –4 proposals were received and they will begin the interview process on 6/24/11. The Ohio River Trail -South Shore Trail – she reported that the EPA meeting went well. Floodplain Management – Mr. Mancini is reviewing DCED and FEMA comments. Ms. Andrus plans to attend an education effort meeting a day prior to the Conference in October.

NEW BUSINESS
Development

Subdivisions for Review and Report (Major)

Woodward Plan Rev
Chippewa Twp 4 Lots

After staff’s review, a motion was made by Ms. Barness and seconded by Ms. Charlton to accept staff comments on the above subdivisions & forward to Chippewa Township. Motion carried unanimously.

Subdivisions for Review and Report (Minor)

Dougherty Plan	Mercadante Plan	Reed Subdivision Plan #5	Allison Plan #2
Beaver Falls City	Economy Boro	Ohioville Boro	Raccoon Twp

Recommendations

Proposed Land Developments

Ambridge Borough – Gladiator Steel Site Improvements LD – plans to raze a 7,800 sf building on 11th Street and Duss Avenue and perform other improvements such as parking.

Center Township – Eat N Park Restaurant Drive Thru Window LD – plans to add a drive thru window at the Eat N Park on Wagner Road.

Chippewa Township – (Blackhawk) Highland Middle School Renovations LD - plans to add onto existing buildings on Shenango Road.

After staff’s review, (and comments added - to Gladiator Steel LD – to contact the BC Cons Dist regarding requirements and permits; and Eat N Park LD – regarding turning radius and safety), a motion was made by Mr. Bragg and seconded by Mr. Zagorski to revise letters accordingly on the above land developments and forward to the respective municipalities. Mr. Mitch abstained on the Blackhawk Highland Middle School Renovations LD and motion carried.

Proposed Zoning Ordinances/Amendments

- 1) Darlington Township & 2) Patterson Township - After staff’s review, Mr. Mancini noted that Ms. Andrus will revise the Darlington Township review letter, and asked the Board to approve this letter with Doniele’s revisions. A motion to this effect was made by Mr. Zagorski and seconded by Ms. Charlton [to accept staff comments (verbally and written)] and forward to the respective municipalities. Motion carried unanimously.

Proposed Agricultural Security Areas

Marion Township - After staff's review, a motion was made by Mr. Mitch and seconded by Mr. LaValle to accept staff comments and forward to Marion Township. Motion carried unanimously.

Notifications

(For information only no action necessary)

Air Quality Permits

Darlington Twp – Danzer Veneer – Renewal Permit for Quality Beams Inc.

Encroachment Permits

Beaver Falls City – City of Beaver Falls – Encroachment permit for the construction of a boat launch located off of S.R. 551.

East Rochester Boro – Valvoline Rochester Packaging Plant – Encroachment permit for the New Barge Dock project.

Potter Twp- Nova Chemicals Inc – Encroachment permit for their plant located at the Ohio River, left bank, Mile 29.5.

Chippewa Twp – Chippewa Township Sanitary Sewer Authority – Encroachment permit for the Bradys Run Bank Protection project.

New Sewickley Twp – PennDOT – Encroachment permit for the SR 989 Dunlap Hill Bridge Replacement.

Various Areas in BC – Hanson Aggregates BMC, Inc.& Tri-State River Products – Encroachment permit extension No. E02-584.

Hazardous Waste Permits

Darlington Twp – Siemens Industry Inc.- Modification of permit approving change in ownership from Siemens Water Tech to Seimens Industry Inc.

Greene Twp – FirstEnergy Generation Corp. – Permit modification for the Little Blue Run Residual Waste Disposal Impoundment.

Koppel Boro – B & W Koppel – Hazardous waste landfill post-closure permit is administratively complete.

NPDES Permits

Ambridge Boro – Borough of Ambridge Municipal Authority – Renewal NPDES permit for the discharge of treated sanitary effluent & storm water runoff.

Bridgewater Boro & Rochester Twp – BC Commissioners -Veterans Memorial Bridge – NPDES Permit for the Veterans Memorial Bridge.

Chippewa Twp – Blackhawk Intermediate School – NPDES Permit for site improvements at Highland Middle School.

Marion Twp – Honeywell Electronic Materials – Renewal NPDES Permit for their Fombell Site.

Shippingport Boro – FirstEnergy Generation Corp. – Renewal NPDES permit for their Bruce Mansfield Plant.

Solid Waste Permits

Ambridge Boro – Waste Management of PA, Inc. – Additional information received on the Ambridge Transfer Station.

Freedom Boro - Nexeo Solutions, LLC – Permit modification due to change in ownership and operational control of the former Ashland Inc facility in Freedom.

New Sewickley Twp – JJ Brunner – Permit Renewal for the Brunner Landfill (Permit No. 101439).

Water Allocation Permits

Center Township – Center Township Water Authority – Water Allocation Permit to withdraw 4.0 MG peak day from a proposed collector well located in Ohio River.

Other Permits

Hanover Twp – Range Resources – Permit for earth disturbance associated with Oil & Gas Exploration (Noss property).

Independence Twp – Range Resources – Permit for earth disturbance associated with Oil & Gas Exploration (McMichael property).

Potter Twp – PA BioDiesel – Permit for processing of drilling fluids, raw gas well flow back & produced water (“frac” water).

OTHER

Endorsement/Consistency Letters - (Approval/Ratification – A or R)

- Doll Lumber Co – Raccoon Twp (William Ferry Timber Harvest) - A
- Municipal Airport Auth of Zelienople – Franklin Twp - A
- CDBG – Funded water & sewer projects (Midland Boro & Rochester Twp) – A
- FirstEnergy Generation Corp. – Bruce Mansfield Plant CCB Disposal Facility – A
- Traditions of America – Liberty Hills – Economy & New Sewickley - A
- Ohio River Trail Council – Conservation Alliance Grant - A

After Mr. Mancini summarized the above endorsement/consistency letters, a motion was made by Ms. Barnes and seconded by Mr. LaValle to accept/ratify the letters and forward to the applicant. Motion carried unanimously.

Misc./Informational

- 5-24-11 Letter from DEP to Green Twp Supervisors (Re: Little Blue Run – request for Public Hearing) – this letter was included in the meeting packet.
- Brief discussion on Senate Bill No. 1100 regarding a natural gas impact fee & providing for a model zoning ordinance.

Adjournment

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