

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

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

Absent: Ms. McElvy, and Mr. LaValle, & Mitch

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

New Planning Commission Board Members Introduction – Mr. Stuber introduced Ms. Karen R. Barness, our new BCPC Board member and welcomed her aboard. He told her that we look forward to working with her.

Guests: Whitney Brady, newly appointed Beaver Borough Manager, and Sandie Egley of Michael Baker Jr. Inc.

Approval of previous meeting minutes

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

OLD BUSINESS

Projects Status – Ms. Andrus summarized the projects & referred the Board to the attached Project Status Report. In addition to items listed on the report, she noted that: On the Stormwater Management Project – The Revised Phase I Plan has been sent to DEP. MS-4 Joint Ad – Proof of Publication for joint ad was sent to all participating municipalities. On the Greenways & Trails – Ohio River Trail -North Shore – A draft scope of work is prepared. Called DCNR to discuss adding Beaver Falls into this study area, and awaiting a reply. The Ohio River Trail -South Shore Trail – received DCNR’s comments and the consultant is finalizing the document. EPA Grant – Interviewed 4 consultants and chose SGA (partnering with CEC). Nat’l Park Grant – Trail Workshop is set for March 29th, and 33 people RSVP’d – mostly from Allegheny County. Floodplain Management – working on setting up a training class and exam here in BC. Also contacted FEMA to request the BC GIS electronic info. RC&D – moving along nicely. BC Cons Dist is considering doing a potential wetland filtration demonstration site on their property – this could be approx. a million dollar project. Wallace Run – a Port of Pittsburgh application for \$20,000 funding has been submitted for a boat launch to be put in and also this is a potential site for the Beaver Falls cogeneration facility. A DCNR application will also be submitted for this project.

NEW BUSINESS
Development

Subdivisions for Review and Report (No Municipal Subdivision Ordinance)

Cable Consolidation Plan	National Network of Digital Schools
East Rochester Boro 2 Lots	Management Foundation Plan
	Midland Boro 3 Lots

After staff’s review, a motion was made by Mr. Zagorski 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 (Major)

Ludwig Subdivision	Highland Meadows PRD Subdiv	Pine Valley Bible Camp Plan
Big Beaver Boro 3 Lots	Center Twp 72 Lots	North Sewickley Twp 4 Lots

After staff’s review, a motion was made by Ms. Charlton 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)

William & June Duffy Plan	Herrman Consolidation Plan
Franklin Twp	New Sewickley Twp.

Recommendations

Proposed Land Developments

Darlington Township – Sprint – Valley Road LD – plans to construct a 230 sf shelter and a 280’ self supporting tower on Valley Road.

North Sewickley Township – Pine Valley Bible Camp LD – plans to construct 9 buildings (six 660 sf cabins, and one 2,625 sf cabin, a 5,000 sf office building, and a 5,000 sf garage) on Chapel Drive (SR 1007).

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

Proposed Zoning Ordinances/Amendments

Aliquippa City, Darlington Township and Hanover Township - After staff’s review, a motion was made by Mr. Zagorski and seconded by Ms. Charlton to accept staff comments and forward to the respective municipalities.

Notifications

(For information only no action necessary)

Air Quality Permits

Beaver Falls City – Brighton Steel, Inc. – Permit Renewal for their facility located at 510 45th Street.

Monaca Boro – Lindy Paving – Permit Renewal for their Monaca Asphalt Plant.

New Brighton Boro – Damascus Steel Casting Co. - Permit Renewal for their Blockhouse Run Ext. facility.

Vanport Twp – Sunoco Partners Marketing & Terminals LP – Permit for their Bulk Distribution facility.

Encroachment Permits

Center Twp – Center Twp Water Authority – Encroachment Permit for the Collector Well Project.

Darlington Twp – Columbia Gas of PA – Encroachment Permit for their SR 168 Pipeline Replacement Project.

Rochester Boro – PennDOT – Encroachment Permit for the Culvert Replacement over McKinley Rd (SR 68, Section B30).

NPDES Permits

Aliquippa City – Aliquippa Mun Water Auth - Permit Renewal for their Water Treatment Plant in Aliquippa.

Center Twp – Center Township Water Authority – NPDES Permit for the Collector Well Project.

Economy Boro – Rosenberger Land Company – NPDES Permit for the 1862 Ridge Road Ext. Fill Site.

New Sewickley Twp – Freedom Road Self Storage, Inc. – NPDES Permit for their facility in New Sewickley Twp.

Raccoon Twp – Charles J. Merlo, Inc.- NPDES Permit for stormwater discharge associated with construction activities for the Ambridge Reservoir Restoration Project.

Railroad Permits

Koppel Boro – Docket No. A-2010-2197881 (work on Arthur Street) – Notification that Verizon has completed work (Docket No. A-2010-2197881) on Arthur Street in Koppel.

Other Permits

Potter Twp – US Army Corps (Tank Removal Project) - Environmental Assessment for the Monaca Air Force Petroleum Oil & Lubricant Retail Distribution Facility (MAFPO) Tank Removal Project in Potter Twp.

South Beaver Twp – Chesapeake Midstream Services – Permit for earth disturbance associated with oil & gas exploration, etc, for the Thompson site.

OTHER

Endorsement/Consistency Letters - (Approval/Ratification)

- Center Township Water Authority – Collector Well Project (Ratification)

- Economy Boro Road and Walmart SuperCenter – (Ratification)

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

- Rosenberger Land Company – 1862 Ridge Rd Ext Fill Site (Approval)

- Zaremba Land Development LLC - Dollar General (Hopewell Township) (Approval)

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

Misc./Informational

- **BCPC 2010 Annual Report – (Ratification)** – Mr. Mancini explained that this item was approved via a telephone poll of all BCPC Board members present at the 2-15-11 meeting, and has been submitted to the BOC. Based on the advice of our Solicitor, Atty Orr, who recommended that a formal motion be conducted to ratify the 2010 BCPC Annual Report, a motion was made by Mr. Zagorski and seconded by Mr. Bragg to ratify said Annual Report. Motion carried unanimously. Frank asked Joe to work with BC Info Tech Dept and get this annual report put on our website (so we’ll have from 2005 Annual Report on the website).

Adjournment

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