

The regular monthly meeting of the Beaver County Planning Commission was held at 12:30 p.m., on Tuesday, May 17, 2011 at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. McElvy and Mr. LaValle

Staff: Frank Mancini, Jr., Director of Planning & Economic Development Joseph C. West, Dept. Manager of Planning  
William C. Evans, Associate Planner & Susan M. Jamery, Senior Administrative Asst.  
Doniele Andrus, Shared Greenways & Environmental Planner – Absent due to rock and mud slide emergency on the  
Stavich Trail in Lawrence County

Solicitor: Attorney Sam Orr

Guests: Dan Distler, BC Cons District and Sandie Egley of Michael Baker Jr., Inc.

**Approval of previous meeting minutes**

A motion was made by Ms. Barness and seconded by Mr. Piccirilli to approve the minutes of the April 19, 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 – received DEP’s final comments on the Phase I Act 167 Plan, and even though there is no grant funding available, DEP wants BC to commit to doing Phase II of the Plan (approx. cost \$180,000). MS-4 – the MS-4 Annual Report which is due in June has been completed and submitted (including 1 outfall report done by BC Cons. Dist). Mr. Mancini directed Ms. Jamery to get a copy of the MS-4 Annual Report to Mr. Distler. On the Greenways & Trails – Ohio River Trail -North Shore – DCNR comments received and Ms. Andrus sent responses to their comments. The Ohio River Trail -South Shore Trail – Ms. Andrus delivered the final documents to participating municipalities. Floodplain Management – received DCED and FEMA’s comments to the Draft BC Ordinance. Mr. Distler reported that FEMA is conducting studies on Walnut Run and Elkhorn Run. Mr. Mancini reported that FEMA received an extension and is running about 18-24 months behind on the new FEMA maps and the whole process. Awaiting BC EMS check for their portion of the BC PA Floodplain Managers membership (2 – from BCPC, 2 – from BC Cons Dist & 1 – from EMS @ \$40 each) for Floodplain Management membership then we’ll submit the membership paperwork & check.

**NEW BUSINESS**  
**Development**

**Subdivisions for Review and Report (Major)**

Carelli Consolidation Pl	Creese Plan #2	Thuer-Lutz Consolidation Pl
Hopewell Twp 4 Lots	Independence Twp 4 Lots	Raccoon Twp 4 Lots

After staff’s review and a comment added to the Creese Plan #2 review letter, a motion was made by Mr. Bragg and seconded by Mr. Zagorski to accept staff comments on the above subdivisions & forward to the respective municipalities. Motion carried unanimously.

**Subdivisions for Review and Report (Minor)** - None

**Recommendations**

**Proposed Land Developments**

Economy Borough – Villas at Economy LD- plans for Phase I (construct 36 buildings – 67 units) and Phase II (construct 25 buildings – 48 units) (totaling 198,274 sf building area) on Beaver Street. A motion was made by Ms. Charlton and seconded by Mr. Mitch to accept staff comments on the above land developments and forward to Economy Borough Motion carried unanimously.

**Proposed Zoning Ordinances/Amendments**

Brighton Township (Oil & Gas Exploration) & South Beaver Township (Zoning Map Amendment) - After staff’s review and a slight revision to the South Beaver Twp review letter, a motion was made by Ms. Barness and seconded by Mr. Zagorski to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

**Proposed Comprehensive Plans**

Center Township- After staff’s review, a motion was made by Mr. Piccirilli and seconded by Ms. Charlton to accept staff comments and forward to Center Township. Motion carried unanimously.

**Proposed Act 537 Revisions – Sewage Facilities Planning Module**

Ambridge Boro – Northern Ambridge Retail Center (Ratification)- After staff's review, a motion was made by Ms. Barnes and seconded by Mr. Mitch to ratify this Sewage Facilities Planning Module letter. Motion carried unanimously.

**Proposed Agricultural Security 7 Year Review**

New Sewickley Township - After staff's review, a motion was made by Mr. Bragg and seconded by Mr. Zagorski to accept staff comments and forward to New Sewickley Township.

**Notifications**

*(For information only no action necessary)*

**Air Quality Permits**

Hanover Twp – Alex Paris Contracting Co Inc. – Renewal Permit for their fly-ash disposal site located off Clinton Frankfort Road.

**Encroachment Permits**

Hookstown Boro – Hookstown Grange #1980/Hookstown Fair Board – Permit to rebuild portions of the banks of Mill Creek Stream.

Hopewell Twp – Widmer Engineering Inc. - Permit for the Beaver Lakes Blvd. Culvert Replacement.

Independence Twp – National Fuel Gas Corp (NFG) – Permit for the project south of Rt 151 just east of the School Rd intersection.

New Sewickley Twp – PennDOT – Permit for SR 1019, Brush Creek Road, Bank Stabilization Project.

North Sewickley Twp – PennDOT – Permit for SR 1002 Cherry Hill Rd (over excavate embankment, and repair to support shoulder)

**Mining Permits**

Franklin Twp – Mashuda Corporation (Blasting Notice) – Blasting Notice for their Henry Mine – SMP #04070104.

**NPDES Permits**

Beaver Falls City – Beaver Falls – Renewal NPDES Permit for their Sewage Treatment Plant.

New Sewickley Twp - Little Beaver Estates – Renewal NPDES Permit for their facility.

New Brighton Boro – New Brighton Boro Sanitary Authority – Renewal NPDES permit for their Wastewater Treatment Plant.

Moon Twp Municipal Authority - Flaugherty Run Wastewater Treatment Plant – Renewal of their NPDES Permit # PA-0046906.

**Railroad Permits**

Koppel Boro – Verizon Pennsylvania Inc. – Completion of alteration of the crossing (DOT NO. 502534E) where SR 0351 (Arthur St) crosses, at grade, the track of Norfolk Southern Railway Co, by reason of the installation of a new aerial fiber optic cable.

**Solid Waste Permits**

Ambridge Boro – Waste Management of PA, Inc. (2) - 1) Renewal Permit extending the expiration date of Solid Waste Permit No 101565 to April 22, 2021, & 2) Minor Permit Modification (Salvaging) to Permit No 101565 to conduct salvaging activities.

Big Beaver Boro – Babcock & Wilcox Company – Renewal of Permit #PAD 987-335-379 for their closed EAF Dust Landfill inside the IPSCO Koppel Steel Mill.

Darlington Twp (2) – 1) Enon Valley Garlic – Permit # WMGM017SW002, and 2) Lockwood Farm – Permit # WMGM017SW001 – both Permits for composting of manure, yard waste, source separated food scraps, etc.

Greene Twp – Little Blue Run Residual Waste Disposal Impoundment – Minor Modification to SW Permit # 300558.

New Sewickley Twp – Joseph J. Brunner Inc. – Renewal of Permit # 101439 for the Brunner Municipal Waste Landfill on Brunner Rd.

**Other Permits**

Ohioville Boro – AT&T Mobility, LLC – Section 106 Filing Update – for new communications tower located on Lisbon Rd.

**OTHER**

**Endorsement/Consistency Letters - (Approval/Ratification)**

- Big Beaver Boro – Spiniello Development (Approval) - After Mr. Mancini briefly explained the above endorsement/consistency letter, a motion was made by Ms. Charlton and seconded by Mr. Bragg to accept/ratify the letters. Motion carried unanimously.

**Misc./Informational**

- Greene Twp - Letter regarding First Energy's desire to extend their "demonstration status" permit (Little Blue Run) was passed out at the meeting for information and discussion.

**Adjournment**

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