The Potter Township Supervisors held two Public Hearings on Wednesday, May 20, 2015 at the Potter Township Municipal Building. Ms. Rebecca Matsco called the hearings to order at 6:00pm and led the Salute to the Flag.

In attendance were:

Supervisors:	Rebecca Matsco, Earl Shamp and Al Cwynar
Solicitor:	Michael Jones
Secretaries:	Christie Floyd-Gabel and Linda McCoy
Visitors:	Toni Carnahan, Ed Coleman, Rich Donley, Carl Farrow, Sr., Arlene Gromo, Chris Heitman, Steve & Patty Karanovich, Kevin Kisow, Stan Krupa, Ron Lyle, Bob Maier, David & Monique Nagy, Susan Rust and John & Virginia Walsh

The first Public Hearing was for Ordinance 137, an Ordinance of the Township of Potter, Beaver County, Pennsylvania, a Second Class Township under the laws of the Commonwealth of Pennsylvania, amending the Potter Township Zoning Map, Ordinance 133, Article 2, Section 201, to rezone properties identified as tax parcel nos. 56-173-0242-000, 73-163-0188-000, 73-163-0200-000, 73-173-0246-002 and 73-173-0246-000 from OIP(Office Industrial Park) or R (Residential) to I (Industrial).

Mr. Jones gave background on the new Zoning Ordinance enacted in December 2014. The Township received a request from Shell Chemical to change the new Zoning Map for the listed parcels from their current zoning to Industrial. The Ordinance was advertised in the Beaver County Times on 4/26/2015 and 5/10/2015. It was sent to the Times Library as well as the Beaver County Law Library for public review as well as posted throughout the Township as well as postcards sent to all residents.

Ms. Matsco displayed the new Zoning Map as well as the requested revised Zoning Map. Mr. Jones stated the township entered into a Developer's Agreement with Shell with the understanding that a Zoning Map change would be requested. The request from Shell was pared down from what Shell originally requested. Neither Mr. Jones nor the Township has gotten any response about the Ordinance Map change from neither the Beaver County Planning Commission nor Potter Township's Planning Commission.

Mr. Jones then asked for comments from the public:

Ed Coleman, 441 Frankfort Road, asked if the zoning is going to be changed to Industrial eventually. Mr. Jones replied that it would remain Office/Industrial Park. Chris Heitman also replied that Shell's proposed plant site would increase the plant size once Route 18 is relocated 1,000 feet south. Shell will need the additional area if they do build the petrochemical plant. Mr. Shamp stated all parcels to the north of the new Route 18 will be zoned Industrial, per Shell's request.

Bob Maier, 154A Mowry Road, asked for an explanation of the North and South sides of Route 18.

Mr. Jones stated the Office/Industrial Park Zone is being reduced along this area of Route 18.

Steve Karanovich, 173 Mowry Road, asked is Shell does not come, will the parcels be rezoned back to an Office/Industrial Park Zone. Mr. Jones replied if anyone would want to do that, the process for taking the parcels back to an Office/Industrial Park would be the same as tonight's hearing. A Public Hearing would need to be done. Mr. Shamp commented that the rezoning of Potter Township started several years ago to match our Comprehensive Plan that was completed in 2005 to create a higher density work force.
There were no other comments or questions.

MOTION: Earl Shamp SECOND: Al Cwynar MOTION CARRIED
TO ENACT ORDINANCE 137, AN ORDINANCE OF THE TOWNSHIP OF POTTER, BEAVER COUNTY, PENNSYLVANIA, A SECOND CLASS TOWNSHIP UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, AMENDING THE POTTER TOWNSHIP ZONING MAP, ORDINANCE 133, ARTICLE 2, SECTION 201, TO REZONE PROPERTIES IDENTIFIED AS TAX PARCEL NOS. 56-173-0242-000, 73-163-0188-000, 73-163-0200-000, 73-173-0246-002 AND 73-173-0246-000 FROM OIP(OFFICE INDUSTRIAL PARK) OR R (RESIDENTIAL) TO I (INDUSTRIAL).

The second Public Hearing was for Ordinance 138, an Ordinance of the Township of Potter, Beaver County, Pennsylvania, a Second Class Township under the laws of the Commonwealth of Pennsylvania, vacating in its entirety Old Frankfort Road, Beaver County, Pennsylvania.

Mr. Jones stated the proposed Ordinance was advertised in the Beaver county Times on 4/24/2015 and 5/8/2015. It was sent to the Times Library as well as the Beaver County Law Library for public review.

Mr. Jones explained the Ordinance to the visitors. Shell has requested the vacating of Old Route 18 because they now own all of the parcels that surround this road except the right-of-way owned by CSX. Mr. Jones sent via registered mail a letter on 4/29/2015 notifying CSX of this request. He has heard nothing from CSX. Mr. Jones also stated that similar action was taken for property owned by CSX for an access road behind retail stores near the Center/Potter twp. line. This vacating would remove Old Frankfort Road as a township road and ownership would revert to all abutting property owners..

MOTION: Al Cwynar SECOND: Earl Shamp MOTION CARRIED
ENACT ORDINANCE 138, AN ORDINANCE OF THE TOWNSHIP OF POTTER, BEAVER COUNTY, PENNSYLVANIA, A SECOND CLASS TOWNSHIP UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, VACATING IN ITS ENTIRETY OLD FRANKFORT ROAD, BEAVER COUNTY, PENNSYLVANIA.

CITIZENS' COMMENTS:

Rich Donley, 106 Cross Street, asked about the construction on Route 18. Ms. Matsco replied that these questions should be answered at the Public Meeting held by Shell Chemical on May 28. Mr. Heitman asked if he was asking about the road construction signs now on Route 18. There will be heavy haul construction done on Route 18 to reinforce the concrete due to the very heavy equipment that will be hauling dirt from the south side of Route 18 to the proposed petrochemical plant site. The work is to be done over two weekends. Traffic will be reduced to one lane of traffic flow. There will be traffic control workers and the Center Twp. Police will assist at all times when this work is being done. Mr. Heitman also told the visitors about the bridge construction that will be started once they receive the PennDOT permits.

Arlene Gromo, 385 Pleasant Drive, asked how long Pleasant Drive will be closed. Mr. Heitman responded that the time frame could be 3 – 6 months up to 18 months at worst. The closure will begin on July 6th. During the closure, a there will be a bus turnaround on the Douds Floyd farm.

ANNOUNCEMENTS:

The Recreation Board will host its Spring Bingo on Friday, May 22 at 6:30pm. All township residents are invited.

Shell Chemical is conducting a Public Meetings on May 28 at the Dome @ CCBC. Times for the meetings are 11am – 1pm and 5:30pm – 8:30pm. All residents are encouraged to attend.

The Supervisors will be conducting a Work Session on Wednesday, June 3 at 6:00pm.

The next Business Meeting is scheduled for Wednesday, June 10 at 6:00pm.

MOTION: Earl Shamp SECOND: Al Cwynar MOTION CARRIED
THERE BEING NO FURTHER BUSINESS THE HEARING ADJOURNED AT 6:30pm.

Respectfully Submitted,

Christie Floyd-Gabel, Secretary