

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, February 21, 2023, at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Dixon, Kennedy, Vannoy; Messrs. Dyrwal, Rosatone, Ruppen, and Wells

Absent: Mr. Stuber

Staff: Lance Grable Director, B C Office of Planning and Redevelopment  
Joseph C. West Planning Director & Asst. Director of BC Office of Planning & Redevelopment  
Susan M. Jamery Senior Administrative Assistant  
Frank Vescio Planning Assistant/GIS Coordinator  
Dan Distler Environmental Planner/Redevelopment Specialist

Solicitor: Attorney Sam Orr

Guests and Public Comments: BOC Manning thanked Joe West for his service and hard work for Beaver County. Everyone thanked Joe and wished him well in his Retirement (3-17-23), and told him that he will be missed both personally and professionally.

**Approval of previous meeting minutes**

A motion was made by Mr. Dyrwal and seconded by Mr. Wells to approve the minutes of the January 17, 2023 meeting. Motion carried unanimously.

**OLD BUSINESS**

**Projects Status:** Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant – Staff met with SGA on Tuesday, 1-24-23 to discuss what projects are being facilitated.

Floodplain – Nothing to report.

GIS Update – Nothing to report.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Nothing to report. Next meeting is Tuesday, 3-7-23.

Beaver County Comprehensive Plan Update – Nothing to report. Project continues to move forward.

Broadband Project – Lance will update at meeting.

SPC & PA State Planning Director's Meetings – Staff attended the 2-3-23 County Planning Directors Assn of PA quarterly meeting. Strategic Plan was approved. Committees have been engaged in 4 areas: Land Use Regulations, County Planning Capacity/staffing, Housing, and Energy.

TTC and Regional Policy Comm SPC – Updates to Urban Areas from Census are now available and we are working to get the shapefile for GIS. SR 18 Corridor Study is underway, BF Big Beaver and Koppel (meeting to be held soon). 2023-2026 TIP: SR 65, SR 51 Monaca Gateway, SR 51 Constitution Blvd, SR 68 Virginia Ave.

Transportation – Brodhead Rd Smart Grant & SPC – UWP Reimbursement – District 11 – Betterment Project on Brodhead Rd, Paving and Right of Way, 4 mile stretch from 151 to the BV Mall.

**NEW BUSINESS**  
**Development**

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

498 Merchant Consol Pl Ambridge Boro 4 Lots	Peters-Pentz Subd Brighton Twp 4 Lots	Chippewa Trails Amend 17, Lot 54 Chippewa Twp 4 Lots	Vojnovich Subdiv South Beaver Twp 3 Lots
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After staff's review, a motion was made by Ms. Vannoy and seconded by Mr. Ruppen to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

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

Pupio Pl # 2 Brighton Twp	Boots Subd #2 Franklin Twp	428 Glendale Rd Boundary Line Adjust North Sewickley Twp
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## **Recommendations**

### **Proposed Land Developments**

South Heights Boro – Industry Terminal & Salvage Inc. – After staff's review, a motion was made by Mr. Wells and seconded by Ms. Kennedy to accept staff comments and forward to South Heights Boro and the motion carried unanimously.

### **Proposed Zoning Ordinances/Amendments**

North Sewickley Twp – After staff's review, a motion was made by Ms. Vannoy and seconded by Ms. Dixon to accept staff comments and forward to North Sewickley Twp. Motion carried unanimously.

## **Notifications**

### **Air Quality Permits**

Chippewa Twp – Chippewa Twp – Permit for the Culvert Rehabilitation Project along Woodland Road.  
Hanover Twp – Alex E. Paris Contracting Co Inc. – Permit for the Hanover Twp Fly Ash Disposal Site  
Independence Twp – MarkWest Liberty Midstream – Permit for the Minton Pipeline Project.

### **Encroachment Permits**

Economy Boro – ETC Northeast Field Services, LLC – Permit for the B50 Pipeline Railcar Bridge Crossing Project.  
New Sewickley Twp – New Sew Twp Mun Auth – Permit for the Robinson Street Waterline Replacement Project.

### **NPDES Permits**

Big Beaver Boro – Lindy Paving Inc. – Renewal Permit for the Koppel Asphalt Plant.  
Darlington – Industrial Waste LLC – Renewal Permit to discharge industrial wastewater.  
Hopewell Twp – Hopewell Twp – Permit Rerate (NPDES permit # PA0026336) – Wickham Village Water Poll Cont Facility

### **Water Management Permits**

Economy Boro – PennEnergy Resources, LLC – Permit amendment to Big Sewickley Creek water withdrawal.

### **Other**

Koppel, Big Beaver - Babcock & Wilcox Co (B&W EAF Dust Landfill) Post-closure permit renewal 2-6-23 DEP acceptance letter

## **OTHER**

### **Consistency/General Comment Letters - (Approval/Ratification)**

- Columbia Gas of PA – plastic gas pipeline installation in North Sewickley & Ellwood City (R)
- New Sewickley Twp – New Sewickley Mun Auth - Robinson Street Waterline Replacement Project (R)

A motion was made by Ms. Dixon and seconded by Mr. Ruppen to accept/ratify the above letters and the motion carried unanimously.

### **Miscellaneous/Informational**

- 2022 BCPC Annual Report – Staff will email the Annual Report to the Board members to review, and asks to send any comments to Dan by noon Friday, Feb 24<sup>th</sup>. Mr. Dyrwal made a motion allowing staff to submit the Annual Report to the BOC by the March 1<sup>st</sup> deadline, with the option that any BCPC board comments will be made prior to submitting to the BOC and then the finalized report will be ratified at the March 21, 2023 BCPC meeting. Mr. Ruppen seconded and motion carried unanimously.
- Open Board Seats – Mr. Wells has been re-appointed to the BCPC Board, leaving 2 open seats (Mr. Charlton & Ms. Kennedy's seats). The nominating committee, comprised of Ms. Vannoy and Mr. Ruppen, are seeking potential candidates to discuss and if agreed upon, to submit the BOC for their review and possible appointment. They asked the Board to bring names to the next meeting, and mentioned that the someone from a rural/farming area would add nicely to the Board. Mr. Rosatone will contact Senator Vogel and Rep. Marshall to ask for their input regarding possible board members.

## **Adjournment**

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