

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, September 15, 2020, at the Beaver County Courthouse in the Planning Commission Conference Room.

\* \* \* \* \*

Present: Ms. Charlton and Vannoy, Messrs Bragg, Dyrwal, Ruppen and Stuber

Absent: Ms. Kennedy, Messrs. Mitch and Rosatone

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 - absent

Guests: None

**Approval of previous meeting minutes**

A correction to the Board members attendance on the 8-18-20 meeting minutes was noted. Mr. Bragg was present and Ms. Vannoy was absent. A motion was made by Mr. Bragg and seconded by Ms. Charlton to approve the minutes meeting with the correction. Motion carried unanimously.

**OLD BUSINESS**

**Projects Status:** Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

Floodplain – Instead of the Yearly Conference (due to Covid), there will be 5 webinars for continued education credit via Zoom.

GIS Update – Frank is uploading ArcGIS Pro new software.

Eagle View Pictometry- nothing to report

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Per SPC – PennDOT’s 2020 RTAP and RFAP application period ends 8-28-20.

MS4 – Nothing to report.

Beaver County Comprehensive Plan Update – staff will meet with Denny Puko to finalize the RFP so it can be advertised.

Census 2020 – Joe attended a Census Zoom meeting on 9-1-20. BC reporting is approx.71% - ahead of both the state and national rate.

Transportation – Smart Grant – BC’s Brodhead Rd Feasibility Study Project will be awarded funding & BC needs the 20% match. TTC – staff received and is executing the SPC Unified Planning Work Program (UPWP) 2 year contract.

SPC and PA State Planning Directors Mtgs – 9-2-20 was the Regional Broadband zoom meeting. Joe & Lance discussed the Broadband project in detail with Jennifer Lasser, SPC Director of Planning.

**NEW BUSINESS**

**Development**

**Subdivisions for Review and Report (No Municipal Subdivision Ordinance)**

Spencer Plan

Baden Boro 2 Lots

After staff’s review, a motion was made by Mr. Dyrwal and seconded by Mr. Bragg to accept staff comments and forward to Baden Boro. Motion carried unanimously.

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

Chippewa Heights Ph 1 Rev 3 Laird Bldrs Consol Pl

Chippewa Twp 48 Lots Raccoon Twp 5 Lots

After staff’s review, a motion was made by Ms. Charlton and seconded by Mr. Bragg to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

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

Cutlip Subdiv Pl	Glasser Subdiv Pl	McCracken Plan	Taddeo Rev Trust Pl
Center Twp	Center Twp	Center Twp	Center Twp

## Recommendations

### Proposed Land Developments

Aliquippa City – (Aliquippa) Water Filtration Plant LD  
Center Twp – Center Twp Municipal Complex LD  
Center Twp – Center Twp Public Works Facility LD  
Center Twp - Union Cemetery Preliminary LD  
Chippewa Twp – Chippewa Heights Rev LD  
Hopewell Twp – Kelar Properties – Washington St Apts Expansion LD  
Independence Twp – Gaucho Solar Farm LD

After staff's review, a motion was made by Mr. Stuber and seconded by Ms. Vannoy to accept staff comments and forward to the respective municipalities. Mr. Dyrwal abstained on the Center Twp Land Developments and the motion carried.

## Notifications

### Air Quality Permits

Darlington – Evoqua Water Technologies – Permit Renewal & Modification for its 118 Park Road facility.  
Greene Twp – Georgetown Sand and Gravel Inc. – Renewal permit for its 3<sup>rd</sup> Street Ext. facility

### Encroachment Permits

Franklin Twp – Dominion Energy Transmission Inc. – Doe Run Pipe Exposure Project

### NPDES Permits

Aliquippa City – Aliquippa Municipal Water Auth. - (Aliquippa) Water Filtration Plant Project  
Center Twp – Engle Design, LLC – Permit for the Gardenview Estates Project  
Center Twp – Center Twp – Permit for the Center Twp Public Works Facility Project  
Center Twp – Center Twp – Permit for the Center Twp Municipal Complex improvements Project  
Harmony Twp – Skyline Metals LLC – Permit for their Skyline Metals Development Project.  
Vanport Twp – IBEW Local Union 712 – Permit for the redevelopment of IBEW Local 712 Project

### Public Water Supply Permit

Beaver Falls City – Beaver Falls Mun Auth – Permit for the Eastvale Filter Plant Project

### Other

Attys Babst/Calland 8-4-20 ltr: Permits transfer – from: Nova Chemicals Inc. to BVPV Styrenics LLC – air quality, NPDES, water quality Part II, Public water supply, encroachment permit, above ground storage tank, & hazardous waste permit – Potter Twp  
Crown Castle Fiber 8-26-20 email notice – re: PUC application – NS @ S Baltimore Ave, Mt Holly Springs, PA

## OTHER

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

- Beaver Falls Mun Auth – Eastvale Filter Plant - Beaver Falls City & public water supply permit (R)
- Center Twp – Center Twp Public Works Facility Project – Act 14 Notification & NPDES permit (R)
- IBEW Local Union 712 - Vanport Twp – Act 14 Notification & NPDES permit (R)
- Center Twp – Center Twp Municipal Complex – Act 14 Notification & NPDES permit (R)
- Harmony Twp – Skyline Metals Development Project – Act 14 Notification & NPDES permit (R)
- Koppel Boro – Arthur St/ Streetscape Improvement Project – DCED Multimodal Transportation Funding (R)

A motion was made by Mr. Stuber and seconded by Ms. Charlton to accept/ratify the above letters. Mr. Dyrwal abstained on the Center Twp letters, and the motion carried.

### Miscellaneous/Informational

On-line BCPC plan review application – Joe reported that beginning Jan 1, 2021, we will require a completed BCPC plan review application as part of any plan (subdivision/land development) review submittal. The application will be available on-line.

## Adjournment

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