

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, June 16, 2020, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

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: BC Commissioner Jack Manning; Jeff Pflug, Director, Beaver County Conservation District; Lew Vilotti – Director, BC CED; Lisa Signore, Director, BC Community Development; Heather Humbert & Jen Linebaum – BC Cons Dist.

Approval of previous meeting minutes

A motion was made by Ms. Charlton and seconded by Mr. Rosatone to approve the minutes of the May 19, 2020 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfield Grant – On 6-3-20 staff completed the final application for the 2020 Ohio River Brownfields Coalition (ORB Coalition) and on 6-6-20 submitted the application to EPA.

Floodplain – Nothing to report.

GIS Update – Nothing to report.

Eagle View Pictometry- Nothing to report.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Nothing to report.

Beaver County Comprehensive Plan Update – Nothing to report.

Census 2020 – BC response rate is over 67% and still climbing. This is well above the nation’s average and in the top 10% of PA. A Group Quarters Enumerator field Census meeting for employees will be on 6-26-20 in the BCPC Conference Room.

Transportation Smart Grant – Nothing to report

Transportation UWP Reimbursement – On 6-2-20 the virtual public meeting for the draft 2021-2024 Transportation Improvement Program (TIP) was held. Discussed were: overview of the draft documents, updates on project advancement, and opportunities for the public to submit comments.

NEW BUSINESS
Development

Subdivisions for Review and Report (No Municipal Subdivision Ordinance) - None

Subdivisions for Review and Report (Major)

Village-Riverside Bluffs 10 th Amend Lot 105	Grahovac Plan	Connoquenessing Country Club Pl
Center Twp 5 Lots	Hopewell Twp 3 Lots	North Sewickley Twp 8 lots

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

Subdivisions for Review and Report (Minor)

Balik Farm Pl #	Young Consol Plan
Daugherty Twp	New Sewickley Twp

Recommendations

Proposed Land Developments

Beaver Borough – McIntosh Square LD & Center & Hopewell Twps – Stefanik Industrial Park LD - After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Rosatone to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Proposed Zoning Ordinances/Amendments - None

Proposed 537 Revision – Sewage Facilities Planning Modules

Potter Twp – Montgomery Ridge at Yellow Gate Estates - After staff's review, a motion was made by Mr. Rosatone and seconded by Ms. Charlton to accept staff comments and forward to Potter Twp. Motion carried unanimously.

Notifications

Air Quality Permits

Economy Boro – Hanson Aggregates BMC, Inc. – Sewickley Creek Asphalt Plant – Permit Renewal

Encroachment Permits

Big Beaver Boro – BC CED – Westgate Business Park Commonwealth Drive Pavement & Public Utility Expansion Project.

Brighton Twp – Township of Brighton - Two Mile Run Park Trails Project

Vanport Twp – Vanport Twp – Mudlick Hollow Stream Crossing Project

NPDES Permits

Aliquippa City – Aliquippa Mun Water Auth – Water Treatment Plant Replacement Project

Brighton Twp – Township of Brighton - Two Mile Run Park Trails Project

Brighton Twp – 1224 Dutch Ridge Development, LLC – Permit for a 2 phase single family residential development Project.

Oil & Gas Permits

Big Beaver, Chippewa, Darlington & North Sewickley – Dominion Energy Transmission – Major Modification

Water Quality Part II Permits

Ambridge Boro – AK Steel Corporation – Permit for its former Hillside Landfill Site.

Other:

5-8-20 ltr – Attys Babst, Calland – re: NOVA Chemicals Inc. – Environmental Covenant

5-13-20 ltr – Sunoco Pipeline – re: Close Interval Survey – 133 Friendship Circle, Beaver, PA

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Monaca Boro – Monaca Gateway Project – Support Letter (R)
- New Sewickley Twp – Green Valley Park Improvements (R)
- Brighton Twp – Two Mile Run Park Trails Project – (R)
- Aliquippa City – Aliquippa Mun Water Auth – Water Treatment Plant Replacement Project & NPDES permit (R)
- Big Beaver Boro – BC CED – Westgate Business Park Commonwealth Dr Project & Encroachment permit (R)
- Brighton Twp – 1224 Dutch Ridge Development, LLC – County Notification Form (R)

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

Miscellaneous/Informational

- Local Government Academy – Disaster Preparedness & Resiliency Training – BCPC support letter was included in the packet.
- Open Board Seat on BCPC – The Board directed Mr. West to ask the BOC if there has been any movement on filling the empty board seat and update them at the July meeting.

Adjournment

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