

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, October 19, 2021, at the Beaver County Courthouse in the Planning Commission Conference Room.

* * * * *

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

Absent: Ms. Charlton and Kennedy

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: Lew Villotti, BC CED

Approval of previous meeting minutes

A motion was made by Mr. Dyrwal and seconded by Mr. Rosatone to approve the minutes of the September 21, 2021 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Staff is beginning to explore possible funding for Phase 2.

EPA Brownfields Grant – Inv # 21001-8 was received and processed for payment.

Floodplain – Dan will be attending the Floodplain virtual meeting.

GIS Update – Frank continues to update GIS data & is working on the BC Atlas.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – There was a virtual meeting on Oct 5, 2021.

Census 2020 – On 9-27-21 SPC released more Census data to the BCPC.

Broadband – This project is progressing & moving forward nicely.

Beaver County Comprehensive Plan Update – Staff met to plan future steps to continuing to move this project forward.

SPC & PA State Planning Director’s Meetings – Infrastructure bank

TTC and Regional Policy Comm SPC – On 10-8-21 staff mailed out first invoice for the second part of the 2021-2022 contract year.

Transportation – Brodhead Rd Smart Grant – A 4th meeting was held with the Steering Comm, SPC, PennDOT Dist. 11-0, and the Consultant team to select preferred alternatives for the inclusion in the draft Corridor Planning Study report based on insights from the public meeting on potential benefits and impacts.

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

Villages of Riverside	Bettors and Doyles Pl	Pinehurst Village Phase I Lot 3	Swider Plan
Bluffs – 16 th Amend	Industry Boro 3 Lots	Ohioville Boro 3 Lots	Rochester Twp 3 Lots
Center Twp 5 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)

Brighton Twp Consol Pl #1	Frasso Pl	Ludwig & Mueller Pl Rev	Colonna Consol Pl	Bell Consol Pl
Brighton Twp	Chippewa Twp	Economy Boro	Hopewell Twp	Patterson Twp

Proposed Land Developments

Ellwood City Boro – Stiefel Park Nature Center LD & Independence Twp – Gaucho Solar Farm LD -After staff’s review, a motion was Made by Mr. Stuber and seconded by Mr. Dyrwal to accept staff comments & forward to Independence Twp. Motion carried unanimously.

Recommendations

Proposed Zoning Ordinances/Amendments/Maps/Updates

Chippewa Twp & Economy Boro - After staff's review, a motion was made by Mr. Rosatone and seconded by Mr. Bragg to accept staff comments and forward to the respective municipality. Motion carried unanimously.

Proposed Subdivision/Land Development Ordinances/Amendments/Maps/Updates

Aliquippa City - After staff's review, a motion was made by Mr. Bragg and seconded by Mr. Rosatone to accept staff comments and forward to Aliquippa. Motion carried unanimously.

Proposed 537 Revision – Sewage Facilities Planning Modules

Center Twp Sanitary Auth Special Study - After staff's review, a motion was made by Mr. Stuber and seconded by Mr. Bragg to accept staff comments and forward to the applicant. Mr. Dyrwal abstained and the motion carried.

Proposed Agricultural Security Areas – Updates/Revisions

Brighton Twp - After staff's review, a motion was made by Mr. Stuber and seconded by Mr. Rosatone to accept staff comments and forward to the applicant. Motion carried unanimously.

Notifications

Air Quality Permits

Aliquippa City – US. Electrofused Minerals, Inc. – Permit for their facility located at 600 Steel Street.

Industry Boro – MPLX Terminals LLC – Permit for their facility located off of SR 68.

Encroachment Permits

Economy Boro – PennEnergy Resources, LLC – Permit for the BSC to B50 Temporary Waterline Project

NPDES Permits

New Sewickley Twp – Lori Hendrickson (POA) – Permit for the Gordon Property Project.

Greene Twp - Southside Area School District – Renewal of Permit No. PA-0203696.

Oil & Gas Permits

Economy Boro & New Sewickley Twp – ETC Northeast Field Serv, LLC – Permit for the B15 Well Connect Project

South Beaver Twp – Chesapeake Appalachia, LLC – Permit for the CTG Bea Pad Project.

South Beaver Twp – Chesapeake Appalachia, LLC – Permit for the Kerry Bea Pad Project.

Water Quality Permits

New Sewickley Twp – Lori Hendrickson (POA) – Permit for the Gordon Property Project.

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- White Twp – Multimodal Transportation Fund Grant – White Twp Roadway Improvements Project (R)
- Aliquippa Mun Water Auth – Water Treatment Plant Construction Project (R)

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

Miscellaneous/Informational

- BCPC Board members terms expiring 12/31/2021 – Mr. Stuber, Mr. Rosatone – Both Mr. Stuber and Mr. Rosatone confirmed that they would like to continue serving on the BCPC Board, so the Board directed staff to send a recommendation to the BOC that they reappoint both Mr. Stuber and Mr. Rosatone for another 4 yr. term (ending 12/31/2025).
- BCPC Board – Nomination of Officers for 2022 - Mr. Rosatone made a motion to keep Ms. Vannoy as Chairman and Ms. Kennedy as Vice Chairman for 2022 and Mr. Stuber seconded. Motion carried unanimously.
- Open Board Seat – Per the BCPC Board's direction, staff sent a letter to the BOC recommending that Kim Villella be appointed to fill the open Board Seat, and Ms. Villella replied that regretfully she is unable to serve on the Board. Ms. Vannoy, Ms. Kennedy and Mr. Rosatone will meet and bring some names of potential board members to the next meeting, and after discussion and consensus, will submit a recommendation to the BOC.
- Resignation – Mr. John Bragg submitted his resignation from the Board effective 12-31-21. Everyone thanked Mr. Bragg for his many years of service, we have enjoyed working with him & hate to see him go, but we wish him well. This will leave another open seat on the Board.

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.