

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, November 15, 2022, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. 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 and Public Comments: Jack Manning, BC Commissioner

Approval of previous meeting minutes

A motion was made by Mr. Rosatone and seconded by Mr. Dyrwal to approve the minutes of the October 18, 2022 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant –1-1-22 staff met with Mr. Patillo to discuss the Sheffield Commons Site for a Phase II Assessment. Also staff has had numerous meetings concerning a site off of Cannelton Rd in South Beaver and Darlington Twps, near the North Country Trail.

Floodplain – 11-1-22 staff received a request from BC EMS for further input on the Hazardous Mitigation Worksheet.

GIS Update – staff continues to modify the Land Development Tool.

Appalachian Regional Commission (ARC) – Joe spoke to Lisa Troians of Comm Dev on 11-2-22 concerning new resources that are available to assist with federal funding access. One program is called the Just Transition Fund.

Freight Plan – Nothing to report.

Beaver County Comprehensive Plan Update – The RFQ was sent to Local Media & was advertised in the BC Times on 10-18 & 10-21-22.

Broadband Project – will be reviewing and rating the qualification bids received to select a consultant.

SPC & PA State Planning Director’s Meetings -Nothing to report.

TTC and Regional Policy Comm SPC, & UPWP Reimbursement – The 2 yr UPWP agreement was signed and is from 7-1-22 to 6-30-24.

There are a few more documents to be signed in order to fully complete the process. Staff has inquired about lobbying on adding Funds to the TIP to update the Airport Impact Study. Joe sent info on how the Pgh Airport has impacted BC both financially and through tragedy.

Transportation – Brodhead Rd Smart Grant & SPC – UWP Reimbursement –Staff is waiting on BC to acquire a County Engineer to continue with the study project process.

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

GetBlok.ioHoldings LLC Plat #1	Branthoover Subd & Cons Pl	Chippewa Trails Amend #15, Lot 52
Aliquippa City 4 Lots	Brighton Twp 4 Lots	Chippewa Twp 4 Lots
Chippewa Trails Rev #1	Landscapes & More Consol Pl	Courtyards at Legends PRD
Chippewa Twp 9 Lots	Hopewell Twp 3 Lots	Hopewell Twp 58 Lots

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

Subdivisions for Review and Report (Minor)

Chippewa Trails Amend 16, Lot 10	Czulewicz Plan	Stiles Marine & Maintenance Pl
Chippewa Twp	Darlington Twp	Greene Twp

Howard E. Stuber Pl #1
Rochester Twp

Recommendations

Proposed Land Developments

Big Beaver Boro – Westgate Business Park – Storage Area of Lot 4 - After staff's review, a motion was made by Mr. Ruppen and seconded by Mr. Rosatone to accept staff comments and forward to Big Beaver Boro and the motion carried unanimously.

Proposed 537 Revision – Sewage Facilities Planning Modules

Bradys Run Sanitary Auth – Special Study - After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Dyrwal to accept staff comments and forward to the applicant. Motion carried unanimously.

Notifications

Encroachment Permits

Economy Boro – BLS Bulk Material – Permit for the BLS Bulk Materials, Inc. Commercial LD Pr5object.

Hopewell Twp – Mun Water Auth of Aliquippa – Permit for the Golf Course Rd Waterline Project.

New Sewickley Twp – Sunoco Pipeline LP – Permit for the PA Washout Remediation Project (Parkhill Road)
(Hudson to Allegheny & Vanport Jct. to Allegheny Pipeline Repairs)

Ohioville Boro – Eastern Gas Transmission & Storage Inc. – Permit for the TL-461 West of Bieler Run Rd Exposure.

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Mining Permits

Greene Twp – Rosebud Mining Company – Stage 2-3 (Final) completion report – BV Mine Project.

Oil & Gas Permits

Hanover Twp – Range Resources Appalachia, LLC – Renewal Permit for the Zakutney Ruth Well Site

Center & Monaca – Columbia Gas Transmission, LLC – Permit for the Proposed Line 1360 Replacement Project.

Solid/Hazardous Waste Permits

Big Beaver Boro – The Babcock & Wilcox Co. – Permit for the Closed EAF Dust Landfill (PAD 987-335-379).

Water Quality Part II Permits

Center Twp – Center Twp Sanitary Auth – Permit for Elkhorn Run Sewage Treatment Plant

Water Supply Permits

New Brighton Boro – Beaver Falls Mun Auth – Permit for the Spring Alley Project

Other

10-3-22 – The Babcock & Wilcox Co – Public Notice – RCRA Part B Permit Renewal – Koppel Facility – Big Beaver Boro

10-14-22 PennDOT ltr - Notice to Public Officials – SR 0065, Sec B33 – Country Club Bridge Replacement Project, North Sewickley Twp & Franklin Twp

10-20-22 letter – Eastern Gas Transmission & Storage Inc– conducting corrosion tests on their pipeline right of way corridor

10-24-22 – Ambridge Boro – DCNR project notification – PJ Caul Park Improvement/Upgrade Project.

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Third Street Beaver Associates, LLC – 6 lot duplexes project (with site amenities) – Brighton Twp (R)
- Aliquippa Mun Water Auth – Golf Course Rd Waterline Replacement Project – Hopewell Twp (R)
- BC Corp for Economic Dev – Installation of gravel laydown area. -Big Beaver Boro (R)
- Beaver Boro –DCNR Funding - Bouquet Park Upgrade Project – Beaver Boro (R)
- Joe Hall Investments, LLC – Construction of 36 unit apartment complexes, etc. – Center Twp (R)
- Beaver Falls Mun Auth – Spring Alley Project – New Brighton, & public water supply permit (R)
- Hopewell Twp – Community Park Walking Trail & Fishing Wall Project – Hopewell Twp (R)

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

Miscellaneous/Informational

- Annual Report – Joe reported that staff is currently working on the 2022 Annual Report.
- Staff was excused so the Board could discuss the upcoming 2 open board seats and also the 2023 Officers for the BCPC Board.

Adjournment

The staff was told that there being no further business, Mr. Stuber made the motion to adjourn and Ms. Charlton seconded. Motion carried unanimously and the meeting was adjourned.