

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, April 20, 2021, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent:

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: Jack Manning, BC Commissioner, Jeff Pflugh of BC Conservation District

Approval of previous meeting minutes

A motion was made by Mr. Stuber and seconded by Mr. Bragg to approve the minutes of the March 16, 2021 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant – Received Invoice #21001-1 from Stromberg/Garrigan & Assoc (SGA) & submitted it for payment. BC Chief Clerk, Nikki Long will draw down funds as needed. Staff met with Dr. Rosendale concerning the Brownfields Grant and unused schools/properties owned by school districts.

Floodplain – Nothing to report.

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

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Nothing to report.

Beaver County Comprehensive Plan Update – Nothing to report.

Census 2020 – The first virtual meeting concerning redistricting was held on 3-15-21. Examples on how each Congressional and State Rep districts could look was shown at the meeting. As for the 2020 Census – we should hear the final count numbers in September 2021.

SPC & PA State Planning Director’s Meetings -Discussed at the 4-12-21 Planning Directors mtg were: Broadband Update, Federal Stimulus Dollars, Regional Roundtable, & ARC Area Development Project Schedule. Next meeting will be in July 2021.

TTC and Regional Policy Comm SPC – BC CED submitted the Aliquippa East End Gateway, Ph 1, TIIF and this project was selected.

Transportation – Brodhead Rd Smart Grant – Staff continues to help in gathering info on the corridor. On 4-8-21, Joe contacted Andy Waple, of SPC to get an update on this project.

SPC – UWP Reimbursement – On 4-9-21, Joe prepared another invoice for reimbursement from SPC for work done 1-1 thru 3-31-21.

BC Hazard Mitigation Plan – Staff continues to work with BC EMS and Consultants.

NEW BUSINESS

Development

Subdivisions for Review and Report (No Municipal Subdivision Ordinance)

Midland LP PI #2

Midland Boro 4 Lots

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

Subdivisions for Review and Report (Major)

BC Corporation for	Villages of Riverside	Villages of Riverside	Liptak PI Rev
Economic Development Subd	Bluffs 12 th Amend – Lot 114	Bluffs 13 th Amend – Lot 107	Independence Twp 3 Lots
Aliquippa City 3 Lots	Center Twp 5 Lots	Center Twp 5 Lots	

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

Subdivisions for Review and Report (Minor)

MZP Kiln Serv Plan Taddeo Subdiv #3
Ambridge Boro Center Twp

Recommendations

Proposed Zoning Ordinances/Amendments

1) Midland Boro, 2) Monaca Boro, 3) New Sewickley Twp, 4) Patterson Twp - 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 municipal governing body. Motion carried unanimously.

Proposed 537 Revision – Sewage Facilities Planning Modules

Economy Boro – Economy Landings Project - After staff's review, a motion was made by Mr. Dyrwal and seconded by Ms. Charlton to accept staff comments and forward to the applicant. Motion carried unanimously.

Notifications

Air Quality Permits

Industry Boro – Watco Transloading, LLC – Permit for their facility located at 2701 Route 68.

Encroachment Permits

New Sewickley Twp – Janet George – Permit for the George Property Project

Ohioville Boro – People Natural Gas Co, LLC – Permit for the People Gas Pipeline Installation Project.

NPDES Permits

Ambridge Boro/Harmony Twp – Cleveland-Cliffs Steel Holding Corp – Permit for its former Hillside Landfill Site.

New Sewickley Twp – Janet George – Permit for the George Property Project

Raccoon Twp – John Kotun – Permit for the Superior Mobile Homes

Oil & Gas Permits

New Sewickley Twp – PennEnergy Resources LLC – Permit for the PER B37 Well Pad Project.

Solid Waste Permits

New Sewickley Twp – Brunner Landfill – Phase III Cell 4 Protective Cover Certification Report – Permit number 101439.

Water Quality Permits

Ambridge Boro/Harmony Twp – Cleveland-Cliffs Steel Holding Corp – Permit for its former Hillside Landfill Site.

New Sewickley Twp – Janet George – George Property Project.

Other

Site Specific Installation Permit – Rochester Twp – Sherwin Williams Co – Valspar Coatings

Section 10 Filing – AT&T Mobility, LLC – New Tower Submission Packet – Darlington Twp

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Brighton Twp – DCNR Rec & Conservation Grant – Brighton Grange Renovation Project – support letter
- Franklin Twp – Columbia Gas of PA – New Pipeline Installation Project
- Harmony Twp – 2021 Harmony Twp Park & Rec Improvement Program- support letter
- New Sewickley Twp – Green Valley Upper Park Improvements project – support letter
- Midland Boro Mun Auth – Water Basin Covers Project – support letter

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

Miscellaneous/Informational

- Open Board Seat- Ms. Vannoy began an informational discussion about possible new board members and trying to keep the board diversified. It was suggested that candidates have real estate experience. Please contact Ms. Vannoy with candidates.
- Future Board meetings – Joe mentioned that it may be prudent to hold future meetings in the BOC Public meeting room as it is larger and we can social distance. Discussion on holding the May or June BCPC meeting in person, and anyone not comfortable coming in person can still join the meeting remotely. Comm. Manning directed Joe to call to reserve the room for our monthly meetings, if we wish to use it.

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.