

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, May 18, 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: Jeff Pflugh of BC Conservation District, Marlene Landrum, Community Development of BC

Approval of previous meeting minutes

A motion was made by Mr. Bragg and seconded by Ms. Charlton to approve the minutes of the April 20, 2021 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant – Payment for Inv # 21001-2 for \$6,349.25 was sent on 4-30-21, and Inv # 21001-3 for \$16,241.31 has been received. Sean Garrigan (SGA) is researching possible former school site and proposed uses for the EPA grants. Discussions with CED and the municipal partners regarding these sites. On 5-7-21, BC received a \$100,000.00 drawdown from the EPA.

Floodplain – Nothing to report.

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

Appalachian Regional Commission (ARC) – By early June all Counties in the SPC Region should be receiving info about Communities and Non-profits applying for funding.

Freight Plan – Nothing to report.

Beaver County Comprehensive Plan Update – Nothing to report.

Census 2020 – A second virtual meeting concerning redistricting was held on 5-5-21.

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

TTC and Regional Policy Comm SPC – Nothing to report

Transportation – Brodhead Rd Smart Grant – The Study Comm. was updated on the process and introduced to some recommendations.

SPC – UWP Reimbursement – Nothing to report.

BC Hazard Mitigation Plan – Staff continues to attend meetings. A meeting will be scheduled to introduce The final Plan.

Broadband – Lance mentioned that the test is available on the BC website and there are several funding possibilities.

NEW BUSINESS
Development

Subdivisions for Review and Report (Major)

Golletti Plan Chippewa Trails Amend #2, Lot 56
Brighton Twp 3 Lots Chippewa Twp 5 Lots

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 municipalities. Motion carried unanimously.

Subdivisions for Review and Report (Minor)

McCleery Subdiv	Chippewa Trails Amend 1 Lot 1	Contes Subdiv	Cold Noses LLC PI	
Big Beaver Boro	Chippewa Twp	Chippewa Twp	Darlington Twp	
Muchow-Rullo PI	Masley Plan	Black & Kozarovich PI	Pierce Cabalik PI	Trautman Plan
Economy Boro	Greene Twp	Hanover Twp	North Sewickley Twp	Ohioville Boro

Recommendations

Proposed Land Developments - None

Proposed Zoning Ordinances/Amendments

Aliquippa City - 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.

Proposed 537 Revision – Sewage Facilities Planning Modules

Midland Boro – Midland LP 2020 RACP–12th Street Extension Project, & 2) Ohioville Boro – Seven Oaks Swim & Racket Club Project - After staff's review, a motion was made by Mr. Stuber and seconded by Ms. Charlton to accept staff comments and forward to the applicant. Motion carried unanimously.

Notifications

Encroachment Permits

Brighton Twp – Bill Lilly – Permit renewal for the Lilly Property project.

NPDES Permits

Brighton Twp – Bill Lilly – Permit renewal for the Lilly Property project.

Daugherty Twp – Darrelll Pearson – Permit for the Pearson Property SFTF installation.

Oil & Gas Permits

New Sewickley Twp – PennEnergy Resources, LLC – PER B24, 1 H Well Permit Renewal

Solid Waste Permits

Ambridge Boro – Waste Management of PA - Ambridge Transfer Station – Renewal of Permit # 101565

Greene Twp – Energy Harbor Generation, LLC – Little Blue Run – Permit No. 300558 (name change from FirstEnergy)

Water Quality Management Permits

Brighton Twp – Bill Lilly – Permit renewal for the Lilly Property project.

Daugherty Twp – Darrelll Pearson – Permit for the Pearson Property SFTF installation.

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- American Transmission Systems, Inc. (ATSI) – minor amendment to New Castle Substation – State Line Substation 69 Kilovolt Transmission Line Project – Big Beaver & Darlington Twps. (R)
- Brighton Twp – Brighton Grange Reno Project – DCED Greenways & Trails Recreation Grant – support letter (R)

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

Miscellaneous/Informational

- Open Board Seat

Adjournment

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