

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, September 20, 2022, at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Charlton, Kennedy and Dixon, Messrs. Rosatone and Stuber.

Absent: Ms. Vannoy, Mr. Ruppen, Wells and Dyrwal

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-absent Senior Administrative Assistant
Frank Vescio Planning Assistant/GIS Coordinator
Dan Distler-absent 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. Stuber and seconded by Mr. Rosatone to approve the minutes of the August 16, 2022 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant – Invoice # 12001-19 for \$10,100.79 (thru 8-31-22) was received, reviewed and processed for payment.

Floodplain – Dan is attending the PAFEM annual conference in Harrisburg.

GIS Update – staff continues to work with Baker Engineers to update the Land Development tool.

Appalachian Regional Commission (ARC) – Mt. Vernon submit another application

Freight Plan – Nothing to report.

Beaver County Comprehensive Plan Update – Draft RFP

Broadband Project - RFP and early action project

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

TTC and Regional Policy Comm SPC Transportation and UWP Reimbursement - 9/1/22 Joe sent email concerning new Unified Work Program contracts. SPC called Joe and indicated that they are now working on the new contracts and will be sending them out ASAP.

Transportation – Brodhead Rd Smart Grant – Joe contacted PennDOT on 9/8/22 and PennDOT indicated that they will review the project and the final design by November. Joe stated we need an engineer to write up specs, Joe presentation on electric vehicles.

NEW BUSINESS
Development

Subdivisions for Review and Report (Major)

Pinehurst Village Phase I, Lot 4	Kerry Plan
Ohioville Boro 4 Lots	South Beaver Twp 3 Lots

After staff's review, a motion was made by Mr. Rosatone and seconded by Ms. Charlton to accept staff comments. Motion carried unanimously.

Subdivisions for Review and Report (Minor)

Chippewa Trails Amend 11 Lt 60	Chippewa Trails Amend 12 Lot 4	Frazier Pl #3
Chippewa Twp	Chippewa Twp	Hanover Twp
Bowers Lot Consol	Covalt Plan	Midland LP Pl #3
Hopewell Twp	Hopewell Twp	Midland Boro
Garvin Lot Consol Pl	Riggle Plan	Uhrland Plan
North Sewickley Twp	South Beaver Twp	South Beaver Twp

Recommendations

Proposed Land Developments - None

Proposed Land Developments (No Municipal Subdivision Ordinance) – None

Proposed 537 Revision – Sewage Facilities Planning Modules

McConnell Property - After staff's review, a motion was made by Mr. Rosatone and seconded by Ms. Charlton to accept staff comments and forward to the applicant. Motion carried unanimously.

Notifications

Air Quality Permits

Harmony Twp – Skyline Metals LLC – Permit for the Baden Slag Processing Plant Project.

Encroachment Permits

New Galilee Boro – Columbia Gas of PA – Permit for the Jordan Run Gas line Abandonment Project.

New Sewickley Twp – Sunoco Pipeline, LP – Permit for the Hudson to Allegheny & Vanport Jct to Allegheny Pipeline Repairs

Patterson Twp – Patterson Twp – Permit for the 8th Street Park Stream Restoration Project.

Vanport Twp – Eaton Corp – Permit for the Eaton Bank Stabilization Project.

NPDES Permits

Independence Twp – Richard H. McConnell – Permit for the McConnell Property

Solid Waste Permits

New Sewickley Twp – Joseph J. Brunner Inc. – Permit Renewal for the Brunner Municipal Waste Landfill.

Water Quality Management Permits

Darlington Twp – Evoqua Water Tech LLC – Permit Renewal for their facility located at 118 Park Road.

Harmony Twp – Cleveland-Cliff Corp – Permit for the Former Hillside Landfill.

Independence Twp – Richard H. McConnell – Permit for the McConnell Property

Other

8-8-22 DEP ltr to Evoqua Water Tech LLC – re: Second Notice of Incomplete Application – Class 1 Waste Permit Modification

9-1-22 – DEP ltr to Evoqua Water Tech LLC – re: Acceptance Letter – Complete Application – Class 1 Permit Modification

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Aliquippa City – DCED Keystone Communities Grant – Franklin Ave Safe and Clean Project – support letter (R)
- Patterson Twp – 8th Street Park Stream Restoration Project - & encroachment permit (R)
- Aliquippa Economic Development Corp – The Bricks Site – Support letter – (R)
- Cronimet Corp – County notification – Solar Array LD - Aliquippa City – (R)
- SPC – US DOT & NTIA Grant – Beaver County Support letter (R)

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

Miscellaneous/Informational

- Attys Babst/Calland – 9-6-22 letter – re: Notice of Planned Sale of Property – 900 Midland Ave, Midland, PA
- Atty. Orr presented on boundary disputes.
- BCPC Meeting Procedures-public notification on presenting at meeting
- BCPC Board Members Terms expiring 12-31-22 – Ms. Charlton and Ms. Kennedy & Mr. Wells-The BCPC board agreed to submit their names for re-appointment to serve another term of Ms. Charlton, Ms. Kennedy and Mr. Wells. Mr. West was instructed to contact Mr. Wells about continuing to serve, then the recommendation will be forwarded to commissioners.

Adjournment

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