

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, Feb 16, 2021, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Vannoy and Mr. Bragg

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. Rosatone and seconded by Mr. Ruppen to approve the minutes of the January 19, 2021 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant – Stromberg, Garrigan & Assoc, Inc (SGA) is the consultant for this project which runs from 10-1-20 thru 9-30-23, funded by EPA – not to exceed \$600,000.00

Floodplain – Nothing to report.

GIS Update – Frank continues to update GIS data & is working on the BC Atlas. PEMA 2020 aerials were delivered the week of Feb 8th.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Joe attended the 2-2-21 virtual mtg on 2-2-21. Also present were folks from Fed Highway Admin & Port of Pgh Comm.

Beaver County Comprehensive Plan Update – Nothing to report.

Census 2020 – Census 2020 results are delayed until approx. April 30.

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

TTC and Regional Policy Comm SPC – Joe attended a 1-14-21 virtual SPC TTC mtg, topics included – Butler Co BUILD Grant, Regional Safety Action Plan Update, and Federal Performance Targets.

Transportation – Brodhead Rd Smart Grant – Steering Comm first meeting was held on 1-28-21. Staff is working with WRA and Pashek in gathering information concerning the corridor.

SPC – UWP Reimbursement – Joe attended the 1-25-21 virtual SPC Regional Policy Advisory Comm mtg. Comm. Camp is assigned to the committee and Joe West is the alternate. On 2-4-21, the SPC reimbursement check for \$4,751.63 for 7-1 thru 9-30-20 was received.

BC Hazard Mitigation Plan – The OPR staff attending the 1-29-21 Planning Team Kickoff meeting. Currently the consultant is requesting local land use ordinances, et.

NEW BUSINESS
Development

Subdivisions for Review and Report (No Municipal Subdivision Ordinance)

Detweiler/Herman Plan

Harmony Twp 3 Lots

After staff’s review, a motion was made by Mr. Rosatone and seconded by Mr. Stuber to accept staff comments and forward to Harmony Township. Motion carried unanimously.

Subdivisions for Review and Report (Major)

Jabr Lot Cons Pl

Parrish & Czerniak Pl

Cole Family Trust Pl (Wyberg)

Aliquippa City 3 Lots

Industry Boro 4 Lots

South Beaver Twp 4 Lots

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

Subdivisions for Review and Report (Minor)

Brobeck Plan (ETC)	Emerick Plan #3	Cegelski Plan	Fitzgerald Plan
Center Two	Marion Twp	Ohioville Boro	South Beaver Twp

Recommendations

Proposed Land Developments

Ohioville Boro - 7 Oaks Swim & Racket Club LD - After staff's review, a motion was made by Mr. Stuber and seconded by Mr. Rosatone to accept staff comments and forward to Ohioville Boro. Mr. Dyrwal abstained and the motion carried.

Proposed Land Developments (No Municipal Subdivision Ordinance)

Harmony Twp - Skyline Metals Pl #1 LD - After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Rosatone to accept staff comments and forward to Harmony Twp. Motion carried unanimously.

Proposed 537 Revision – Sewage Facilities Planning Modules

Ohioville Boro – Cegelski Plan of Subdivision - After staff's review, a motion was made by Mr. Ruppen and seconded by Ms. Charlton to accept staff comments and forward to the applicant. Motion carried unanimously.

Notifications

Encroachment Permits

Bridgewater Boro – BAR Riverside LLC – Permit for the Taylir Cay Marina Extension Project

NPDES Permits

Chippewa Twp – Castlebrook Development – Permit for the Constitutional Highlands Project.

Hopewell Twp – Hopewell Twp – Permit Renewal for the Wickham Village Water Pollution Control Facility Project.

Oil & Gas Permits

Hanover Twp – Range Resources – Appalachia LLC – Permit for the Little Bend 12396 Well Site Project.

New Sewickley Twp – PennEnergy Resources, LLC – (4) – 1) Permit for the PER B7, 7V Well Permit Project, 2) PER B25, 9V Well Permit, 3) PER B1, 1H Well Permit, 4) PER B22 Well Pad Project

Public Water Supply Permits

Brighton Twp – Brighton Twp Mun Auth – 2021 Tank Cleaning and Painting Project.

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- M.A. Beech Corporation – South Heights Boro – County Notification for Chapter 102 Permits (R)
- Economy Partners, LP – Economy Landings PRD - Economy Boro – County Notification for Chapter 102 Permits (R)
- Castlebrook Development – Constitutional Highlands – Chippewa Twp – NPDES Permit & County Notification Form (F)
- PENNVEST Application – Aliquippa Mun Water Auth – Lead Service Line Replacement Project (R)
- Brighton Twp Mun Auth – 2021 Tank Cleaning and Painting Project – Public Water supply Permit (R)

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

Miscellaneous/Informational

- 2020 BCPC Annual Report – Mr. Rosatone commended staff on the Report. Motion made by Mr. Rosatone and seconded by Mr. Dyrwal to accept the BCPC 2020 Annual Report and submit to BOC before the 3-1-21 deadline. Motion carried unanimously.
- Mr. Mitch – Resignation from BCPC Board – Atty Orr will contact Mr. Mitch to obtain a signed and dated letter of his resignation from the BCPC Board.
- BC Regional Board of Health – Ms. Charlton inquired about a possible Regional Board of Health (including Beaver County). Mr. Manning replied that the BOC has had very, very preliminary conversations about this, and not certain of what this will look like, what counties will be included, etc. Mr. Manning will keep us posted on this.

Adjournment

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