

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, December 21, 2021, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Charlton & Kennedy, and Mr. Ruppen

Staff: Lance Grable Director, B C Office of Planning and Redevelopment - *absent*  
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

**Approval of previous meeting minutes**

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

**OLD BUSINESS**

**Projects Status:** Staff noted:

Stormwater Management Project (Act 167) – Nothing to report Dan will meet with Erin Kepple of SPC regarding starting Phase 2 and possible funding sources.

EPA Brownfields Grant – On 12/2/21 staff met with SGA, the consultant for this project, and got a status update on the sites and budget.

Floodplain – Effective 1/1/2022, Dan was appointed to Chairman of the PA Floodplain Assn.

GIS Update – Nothing to report.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Nothing to report.

Beaver County Comprehensive Plan Update – In early 2022, staff will begin setting up a Steering/Selection Committee.

Census 2020 – Community Profiles for each of the BC municipalities are available on the website.

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

Broadband Project – Nothing to report.

TTC and Regional Policy Comm, SPC Transportation and UWP Reimbursement – Discussion on roundabouts – 2 in BC.

Transportation – Brodhead Rd Smart Grant – On 12/2/21 a draft of the Brodhead Rd Corridor Planning Study was sent to Committee members for review. Joe West asked about engineering specs and costs being added to the plan, to which Joshua Spano of SPC replied.

**NEW BUSINESS**

**Development**

**Subdivisions for Review and Report (No Municipal Subdivision Ordinance)**

DeLuca Plan

West Mayfield Boro 4 Lots

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

**Subdivisions for Review and Report (Major)**

GetGo Portfolio II Pl

Chippewa Trails – Amendment #3

Zassick Pl #2

Center Twp 4 Lots

Chippewa Twp 4 Lots

Economy Boro 3 Lots

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

**Subdivisions for Review and Report (Minor)**

<i>Wilber Pl</i>	Masiarik/Apostolis Pl	Parsons Lot Line Rev Pl
<i>Aliquippa City (HOLD)</i>	Chippewa Twp	Chippewa Twp
Tkacik-Maier Lot Line Rev	Gailey Pl	
East Rochester Boro	Ohioville Boro	

*\*Kunneke/DeDominics Lot Rev Pl – South Beaver Twp – Withdrawn*

**Recommendations**

**Proposed Land Developments**

South Beaver Twp – Rustic Meadows LD - After staff's review, a motion was made by Mr. Rosatone and seconded by Mr. Bragg to accept staff comments and forward to South Beaver Twp. Motion carried unanimously.

**Proposed Land Developments (No Municipal Subdivision Ordinance) - None**

**Proposed 537 Revision – Sewage Facilities Planning Modules – None**

**Notifications**

**Encroachment Permits**

Aliquippa City – Peoples Natural Gas, LLC – Permit for the Liberty Ave Gas line Replacement Project  
New Sewickley Twp – PennEnergy Resources, LLC – Permit for the B39 Temporary Above-Ground Waterline Project.

**NPDES Permits**

Economy Boro – Lakeside Village Partners, LP – Permit for the Shively Site Project.  
New Sewickley Twp – Robert Borland – Permit for the Whispering Woods Mobile Community.

**Oil & Gas Permits**

Hanover Twp – Range Resources – Permit for the Hanover 32 Tank Pad Project  
New Sewickley Twp – PennEnergy Resources, LLC – Permit for the PER B12, 1H Well Permit Project  
New Sewickley Twp – PennEnergy Resources, LLC – Permit for the PER B25 Well Pad Minor Modification & Renewal

**Water Supply Permits**

New Sewickley Twp – New Sewickley Twp Mun Auth – Permit for the West View Water Auth Interconnect Project

**OTHER**

**Consistency/General Comment Letters - (Approval/Ratification)**

- Peoples Natural Gas, LLC – Liberty Ave. Gas line Replacement Project – Aliquippa City & encroachment permit (R)
- Lakeside Village Partners, LP – Economy Boro (Shively Site Project – 130 single family units) & NPDEs 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**

- Board Members Terms expiring 12-31-21- Messrs. Bragg, Stuber & Rosatone – Memo was sent to the BOC on 10-26-21 recommending that Mr. Stuber and Mr. Rosatone be reappointed for another 4 year term. Mr. Bragg submitted his resignation effective 12-31-21.
- 1 Open Board Seat (Mr. Mitch's seat) - The BCPC Board directed staff to send a recommendation to the BOC to appoint Dee Dixon to a 4 year term beginning 1-1-21 & expiring 12-31-2025. Mr. Bragg's seat will need to be filled in Jan. 2022. Everyone thanked Mr. Bragg for his many years of service and wished him well.
- Annual Report – staff is working on this project. We plan to have a draft in the January 2022 meeting packet for the Board to review and comment, so the final can be submitted to the BOC by the March 1<sup>st</sup> deadline.
- Christmas & Holiday Greetings - were extended to each other and their families.

**Adjournment**

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