

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, January 18, 2022, at the Beaver County Courthouse in the Planning Commission Conference Room.

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Welcome New Board Member – Dee Dixon

Present: Ms. Charlton, Dee Dixon, and Vannoy; Messrs. Dyrwal, Rosatone, Ruppen,

Absent: Mr. Stuber, Ms. Kennedy

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 **Absent**
Frank Vescio Planning Assistant/GIS Coordinator
Dan Distler Environmental Planner/Redevelopment Specialist

Solicitor: Attorney Sam Orr

Guests: Jack Manning, BC Commissioner, Chris Winslow, President of CW Engineering, LLC, Kelley Coye, Director of Development, Hudson Co. – re: Lenz Court LD

Approval of previous meeting minutes

A motion was made by Mr. Rosatone and seconded by Mr. Ruppen to approve the minutes of the December 21, 2021 meeting. Motion carried unanimously. Ms. Dee Dixon abstained.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Staff met with Erin Kepple Adams of PCD to discuss the current BC Storm Water subjects.

EPA Brownfields Grant – An Invoice for \$16,151.51 was received from SGA, the consultant for this project & was processed for payment.

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 – Mr. Rosatone volunteered to participate on the Consultant selection Committee.

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

SPC TTC & Regional Policy Comm & SPC UWP Reimbursement – Staff submitted 2nd qtr invoice for \$5,223.30 to SPC 10-2 to 12-31-21

Transportation – Brodhead Rd Smart Grant – Nothing to report.

NEW BUSINESS

Development

Subdivisions for Review and Report (No Municipal Subdivision Ordinance)

Smith Plan Lot Consol

Midland Boro 4 Lots

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

Subdivisions for Review and Report (Major)

Samba-Wilburn Lot Consol Pl

Economy Boro 3 Lots

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

Subdivisions for Review and Report (Minor)

Wilber Plan	Freedom Conway Recycling Sub	Ali/Garciglia Pl	Timber Creek Farms Pl #9
Aliquippa City	Conway Boro	Chippewa Twp	Franklin Twp
Mauer Minor Subdiv	Kopac Lot Consol Pl	Weyman Lot Line Rev	Zellen Lot Line Rev
Hanover Twp	New Brighton Boro	Patterson Twp	Patterson Twp

Recommendations

Proposed Land Developments

Ambridge Boro - Prel. Lenz Court LD - After staff's review, a motion was made by Mr. Rosatone and seconded by Ms. Charlton to accept staff comments and forward to Ambridge Boro and the motion carried unanimously.

Notifications

Air Quality Permits

Aliquippa City – US Gypsum Co – Permit for the replacement of 2 dust collectors for A Kettle and B Kettle.

Big Beaver Boro – Wyoming Mining Co – Permit for the Wyoming Mining – Wall Bea Site

Encroachment Permits

Ambridge Boro – Ambridge Boro Municipal Auth - Utility Truss Bridge Rehab & catwalk Installation

Darlington Boro – Paul Archer, Geopetro, LLC – Permit for the McRoberts BEA Pad A Project.

NPDES Permits

Aliquippa City – Aliquippa School District – Stadium Renovations Project

Center Twp – Center Twp Sanitary Auth – Permit for the Chapel Road Interceptor Upgrade Project. (2)

Franklin Twp – Greenleaf Real Estate Investment, LLC – Permit for the Greenleaf Plant One.

Hanover Twp – Family Guidance, Inc. - Permit for their Promise Camp Sewage Treatment Plant. (Permit # PA024266)

New Sewickley Twp – Autumn S. Hodapp – Permit for the Hodapp Property Project.

North Sewickley, Big Beaver, Homewood – PA Turnpike Comm – Permit for the Beaver River Bridge Replacement Project

Oil & Gas Permits

Hanover Twp – Range Resources, Appalachia LLC – Permit for the Hanover 32 Tank Pad Project.

Water Quality Management Permits

New Sewickley Twp – Autumn S. Hodapp – Permit for the Hodapp Property Project

Big Beaver Boro – BC CED – West Gate Industrial Park Project.

Water Withdrawal Permits

Freedom Boro – PennEnergy Resources, LLC – Permit renewal for existing withdrawal of approx. 5.0 million gpd from Ohio Rvr.

Other

Verizon Wireless – Geneva College SC 3 Relo Project – Beaver Falls – Tower submission packet notification

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- BC CED – West Gate Industrial Park Project – Big Beaver Boro (R)
- Aliquippa School District – Stadium Renovations Project – Aliquippa City & NPDES permit (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

- Mr. Stuber and Mr. Rosatone – were reappointed by the BOC to another BCPC 4 year term expiring 12-31-25.
- 2 Open BCPC Board Seats – BCPC's recommendation was submitted to BOC to appoint Dee Dixon to fill one of the vacant BCPC seats, and the BOC have appointed Dee to the Board.
- BCPC Annual Report – staff is finishing up this project.
- 2022 BCPC Meeting Dates Listing – was included in the meeting packet

Adjournment

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