

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, October 20, 2020, at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Charlton, Kennedy and Vannoy, Messrs. Bragg, Dyrwal, Mitch, 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: Comm. Jack Manning, of BOC, Jeff Pflugh, of BC Conservation District

Approval of previous meeting minutes

A motion was made by Mr. Stuber and seconded by Mr. Rosatone to approve the minutes of the September 15, 2020 meeting. Motion Carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfield Grant – On 9-25-20 Tish Corbett emailed the BCPC reiterating that BC received the grant.

Floodplain – Dan participated in continuing educational courses to keep his certification current.

GIS Update – Frank continues to keep the GIS data current and is working on the BC Atlas.

Eagle View Pictometry- Nothing to report

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – On 10-6-20, Joe attended the SPC Freight Forum meeting. River & Rail Development Initiative Update was discussed.

MS4 – Nothing to report.

Beaver County Comprehensive Plan Update – Nothing to report.

Census 2020 – The BC Courthouse census workers last day is 10-31-20. BC’s response rate is currently at approx..71%.

Transportation – Smart Grant – On 9-29-20 Resolution # 092420-11 approving the Broadhead Rd Feasibility Study was approved. The project will begin on 11-1-20 and continue thru 6-30-21. SPC UPWP – On 9-29-20 BCPC sent the signed agreement to SPC.

NEW BUSINESS

Development

Subdivisions for Review and Report (No Municipal Subdivision Ordinance)

McDonald’s Plan

Baden Boro 2 Lots

After staff’s review, a motion was made by Mr. Bragg and seconded by Mr. Stuber to accept staff comments and forward to Baden Borough. Motion carried unanimously.

Subdivisions for Review and Report (Major)

Mixer Plan Myrtle Berger Est Pl

Pinehurst Village Lot 7

Trautman Plan

Brighton Twp 3 Lots Greene Twp 3 Lots

Ohioville Boro 4 Lots

Ohioville Boro 4 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)

Aliquippa Tin Mill Pl

Klotz Plan Rev

Greene Plan

Kerestes Plan

Bologna Lot Line Rev

Aliquippa City

Center Twp

Chippewa Twp

Darlington Twp

Daugherty Twp

Koach Pl #4

Zobb Lot Line Rev

Douglass Pl #2

Sumner Pl #2

Pinehurst Village Lot 5

Franklin Twp

New Sewickley Twp

North Sewickley Twp

North Sewickley Twp

Ohioville Boro

Recommendations

Proposed Land Developments - None

Proposed Zoning Ordinances/Amendments - None

Proposed 537 Revision – Sewage Facilities Planning Modules - None

Proposed Agricultural Security Areas – Review and Updates – None

Notifications

Encroachment Permits

Brighton Twp – Dutch Ridge Assoc LP – Antler Ridge Project

Economy Boro – ETC Northeast Field Serv, LLC – B46 to B15 Pipeline Project

Franklin Twp – Pennsylvania American Water – SR 0288 & SR 1010 – 24” Main Relocation Project

North Sewickley, Big Beaver & Homewood – PA Turnpike Comm – Beaver River Bridge Replacement Project

NPDES Permits

Brighton Twp – Dutch Ridge Assoc. LP – Permit for their Antler Ridge project.

Fallston Boro – J.P. Graham Transfer – Renewal of Permit # PA0098990.

Midland Boro – Watco Transloading, LLC – Permit for their concrete batch plant.

Potter Twp – NOVA Chemicals Inc. – Permit modification for the Nova Chemicals facility located at 400 Frankfort Road.

Oil & Gas Permits

Big Beaver, Chippewa & South Beaver – Dominion Energy Transmission, Inc – West Loop Project Major Modification

Big Beaver, Darlington & Homewood Boros; Chippewa, South Beaver, N. Sewickley- Dominion Energy – West Loop Project

New Sewickley Twp – PennEnergy Resources, LLC – 3 Projects: - 1) Beaver Pad 5 5H UD Well Permit Renewal; 2) PER B24 Well Pad; 3) PER B8 1H UD Well Permit Renewal

Water Quality Permits

Potter Twp – NOVA Chemicals Inc. – Permit modification for the Nova Chemicals facility located at 400 Frankfort Road.

Water Supply Permits

Eastvale Boro – Beaver Falls Municipal Auth – Eastvale Water Treatment Plant Project

Other

8-26-20 ltr – CBRE – Sec 106 Public Outreach – SR 18, Monaca Project – prop. Collocation of antennas & ancillary equipment

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Dutch Ridge Assoc, LP - Antler Ridge Project – Brighton Twp – County notification form & NPDES Permit (R)
- Beaver Falls Mun Auth – Eastvale Water Treatment Plant project – Eastvale Boro & public water supply Permit (R)
- Aliquippa City – DCED Multimodal Transportation Grant – Fifth Ave. Improvements – Phase I - Support letter (R)
- Aliquippa City – DCED Multimodal Transportation Grant – Fifth Ave Improvements Ph I - Consistency letter (R)
- Aliquippa City – DCED Multimodal Transportation Grant – Tin Mill Site – Support letter (R)
- PA Turnpike Comm – Beaver River Bridge Replacement – North Sew, Big Beaver, & Homewood & encroachment permit (R)
- Aliquippa Brodhead Rd O'Reilly Auto Parts Store – Boos Development Group – Aliquippa City (R)
- Watco Transloading, LLC – County notification form & NPDES permit (concrete batch plant) – Midland Boro (R)

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

Miscellaneous/Informational

- 2021 BCPC Board – Nomination of Officers - (2019 & 2020 officers--Mr. Ruppen – Chairman; and Ms. Vannoy – Vice Chairman) - Mr. Ruppen will appoint a nominating committee to make recommendations for the Nomination of Officers, and they will report at the next meeting.

Adjournment

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