

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

\* \* \* \* \*  
Present: Ms. Charlton, Kennedy and Vannoy; Messrs Bragg, Dyrwal, 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: Jack Manning, BC Commissioner, Ondrea Burton of Cong. Lamb's office, Jeff Pflugh of BC Conservation District, Bob Sepsara of Crossgates (re- Resub Lt 6 – Westgate Bus Pk – Adams Place)

**Approval of previous meeting minutes**

A motion was made by Mr. Dyrwal and seconded by Ms. Charlton to approve the minutes of the February 16, 2021 meeting. Motion carried unanimously.

**OLD BUSINESS**

**Projects Status:** Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant – Nothing to report

Floodplain – Nothing to report.

GIS Update – Frank continues to update GIS data & is working on the BC Atlas. Downloaded PEMA aerials from PASDA & staff attended a meeting on ArcGIS Urban.

Appalachian Regional Commission (ARC) – Staff met with Jennifer Lasser to discuss how funds from the SRC grant could possibly be used to add funding to the BC OPR Infrastructure Project.

Freight Plan – Request from Bridget Darbut (consultant for Midland Mun Auth) pertaining to possible funding available for studies, equipment & infrastructure for the Betters property in Midland through grants related to freight.

Beaver County Comprehensive Plan Update – Nothing to report.

Census 2020 – Joe was asked by a group called “Draw the Lines” to be involved in the redistricting event as he led the Complete Count Committee for the 2020 Census. The first virtual meeting is scheduled for 3-15.

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

TTC and Regional Policy Comm SPC – Main topics at the 2-28-21 meeting were SPC’s funding guidance guide for Winter 2021, Leadership Update, Automated Vehicles Comprehensive Plan, Strategic Plan on Accessible Transportation, Federal Funding, PennDOT Pathways, COVID Relief Funding & Highways/Bridges.

Transportation – Brodhead Rd Smart Grant – First public mtg held 3-2-21 over Zoom. Over 54 attendees. Staff continues to work with WRA & Pashek in gathering info concerning the corridor.

SPC – UWP Reimbursement – Nothing to report.

BC Hazard Mitigation Plan – Staff continues to work with BC Emergency Serv Dept and the Consultants by supplying important info pertaining to local documentation such as land use ordinances, etc.

**NEW BUSINESS**  
**Development**

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

Joy/Mako Plan	Resub Lt 6 Westgate Bus Pk-Adams Place	Bowser Consol Pl	Hineman Pl #2
Big Beaver Boro 3 Lots	Big Beaver Boro 3 Lots	Chippewa Twp 8 Lots	Darlington Twp 3 Lots

After staff’s review and Mr. Sapsara of Crossgates explained the Resub Lt 6 Westgate Bus Pk – Adams Place Plan, a motion was made by Mr. Rosatone and seconded by Mr. Stuber to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

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

Donald Lang Est Pl	Ralph Musi Pl #2	Brietich Plan	McCoy Plan
Brighton Twp	Economy Boro	Hanover Twp	Hanover Twp
Bussard Lot Rev	Saunders Subd #2	Marshall Lot Consol Pl	Lane Consol Plan
Raccoon Twp	Rochester Boro	Ohioville Boro	Potter Twp

## **Recommendations**

### **Proposed Land Developments**

Vanport Twp – IBEW Local 712 Beaver Building LD - After staff's review, a motion was made by Mr. Ruppen and seconded by Mr. Stuber to accept staff comments and forward to Vanport Twp.

### **Proposed Zoning Ordinances/Amendments**

Economy Boro - After staff's review, and a comment regarding possible future drainage issues, a motion was made by Mr. Rosatone and seconded by Mr. Bragg to accept staff comments and forward to Economy Boro. Mr. Stuber abstained and the motion carried.

### **Proposed 537 Revision – Sewage Facilities Planning Modules**

1) Big Beaver Boro – PittRace Administration Building; 2) Big Beaver Boro – Joy/Mako Plan; & 3) Center Twp – Center Twp Sanitary Auth – Chapel Road Interceptor Upgrade - After staff's review, a motion was made by Mr. Bragg and seconded by Ms. Kennedy to accept staff comments and forward to the applicant. Motion carried unanimously.

## **Notifications**

### **Air Quality Permits**

Midland Boro – WHEMCO Steel Castings, Inc. – Renewal permit for their facility located at One 12<sup>th</sup> Street.

### **Encroachment Permits**

Chippewa Twp – Columbia Gas of PA – Permit for the Darlington Road Pipeline Installation Project

Darlington Twp – Peoples Natural Gas, LLC – Permit for the Darlington Rd Cross Country Project

### **NPDES Permits**

Aliquippa – Bass Environmental Aliquippa, LLC – permit for their facility located at 200 Hopewell Ave.

Franklin Twp – Mark Pitchford – permit for the Pitchford Property Project.

Hopewell Twp – Hopewell Twp - Permit for the Suburban Terrace Water Pollution Control Facility Project

Ohioville Boro – Resources for Human Development – Renewal Permit for their facility located at 6383 Tuscarawas Rd.

### **Oil & Gas Permits**

New Sewickley Twp – PennEnergy Resources, LLC – Permit Renewal for the PER B22 8 H Well Project.

### **Water Quality Permits**

Franklin Twp – Mark Pitchford – permit for the Pitchford Property Project.

## **OTHER**

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

- Peoples Natural Gas, LLC – Darlington Rd Cross Country Project – Darlington Twp & encroachment permit (R)
- A motion was made by Mr. Rosatone and seconded by Mr. Drywal to accept/ratify the above letters and the motion carried unanimously.

### **Miscellaneous/Informational**

- 2020 BCPC Annual Report – Joe submitted the 2020 BCPC Annual Report to the BC BOC.
- Mr. Mitch Resignation from BCPC Board - Ms. Vannoy will discuss with BOC – Mr. Mitch becoming a possible Emeritus Board member Emeritus,
- Open Board Seat - Ms. Vannoy is researching a couple possible board members and will continue to do so. More discussion by the BCPC Board after next month's board meeting is adjourned.
- BC ALPB Dept. Status – Lance explained that the BOC is discussing what the future of the ALPB Dept. looks like. Talk that it may possibly be combined with BC OPR, or BC Conservation Dist. Mr. Pflug stated that he is very familiar with the ALPB Program and also it's procedures and processes and that it would fit in very nicely with the BC Conservation District. Of course, any decision on this will be made by the BOC.

## **Adjournment**

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