

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, July 19, 2022, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Dixon & Kennedy; Messrs. Rosatone & Wells

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

**Approval of previous meeting minutes**

A motion was made by Mr. Stuber and seconded by Ms. Charlton to approve the minutes of the July 19, 2022 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.

Appalachian Regional Commission (ARC) – Jennifer Lasser of SPC provided guidelines for ARC funding to staff.

Freight Plan – Nothing to report.

Beaver County Comprehensive Plan Update – Nothing to report.

Broadband Project – Inv #1149447 (\$63,874.56 thru 5-29-22) was received, reviewed & processed for payment.

SPC & PA State Planning Director’s Meetings -Quarterly Planning Director’s mtg was held 7-11-22. Topics included: ARC Area Development/LAR Projects, New County Designations, Pre-Apps due to SPC 8-10-22, Long Range Plan Update, SPC Updates, and Regional Topics. Next meeting – 10-17-22.

TTC and Regional Policy Comm SPC Transportation & UWP Reimbursement – Nothing to report.

Transportation – Brodhead Rd Smart Grant – Nothing to report.

**NEW BUSINESS**

**Development**

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

Zimmerman-Pazzanita Pl	Milne Plan Rev	Taddeo Rev Trust Subd #2	Midland LP Pl#2
Ambridge Boro 3 Lots	Brighton Twp 3 Lots	Hopewell Twp 3 Lots	Midland Boro 3 Lots
Kelley Lot Consol Pl	McCormack/DelTondo Rev		
New Sewickley Twp 9 Lots	Raccoon Twp 3 Lots		

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

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

Krivtech Prop Pl	Eichhorn Sub-Ehman Ave	Eichhorn Sub-Jefferson St	BF Youth Network Pl
Ambridge Boro	Baden Boro	Baden Boro	Beaver Falls City
Wade Consol Pl	Chippewa Trails Amnd 10 Lt 2	Chehovits Rev Pl	Caler Subdiv
Big Beaver Boro	Chippewa Twp	Economy Boro	Greene Twp
Hobbs Plan	Ziegler Pl	Reed Consol Pl #1	Tempest Pl
Greene Twp	North Sewickley Twp	Raccoon Twp	South Heights Boro

### Recommendations

#### Proposed Land Developments

1) Joe Hall Apartment Building LD – Center Twp; 2) 3430 Brodhead Road Development LD - Center Twp; and  
3) Village of Bradford Park LD – Economy Boro - After staff’s review, a motion was made by Mr. Stuber and seconded by Ms. Charlton to accept staff comments and forward to the respective municipalities.

#### Proposed Zoning Ordinances/Amendments

Beaver Boro & Hopewell Twp - After staff’s review, a motion was made by Mr. Stuber and seconded by Mr. Dyrwal to accept staff comments and forward to the applicant. Motion carried unanimously.

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

Hopewell Twp – Act 537 Special Study - After staff’s review, a motion was made by Mr. Dyrwal and seconded by Mr. Ruppen to accept staff comments and forward to the applicant. Motion carried unanimously.

### Notifications

#### Air Quality Permits

Aliquippa City – Cronimet Corp, Barge Design Solutions – Permit change of ownership from Aliquippa Term to Cronimet Corp.

#### Encroachment Permits

Beaver Boro – Columbia Gas of PA – Permit for the Galey Boulevard Replacement Project.

Beaver Boro – Beaver Area School District – Permit for the Track & Field Renovation Project

North Sewickley Twp – Columbia Gas of PA – Permit for the Rustic Park Road Pipeline Replacement Project.

#### NPDES Permits

Baden Boro – Baden Boro Mun Auth – Permit Renewal for Permit # PA0028410.

Beaver Boro – Beaver Area School District – Permit for the Track & Field Renovation Project

Center Twp – Zokaites Properties, LP – Permit for the Lakeview Farms Plan #5 Project.

Shippingport Boro – Gold Bond Building Products LLC – Permit for their Shippingport Facility.

#### Oil & Gas Permits

Big Beaver/Koppel – Eastern Gas Transmission & Storage Inc. – Permit for the LN-35 MAOP Restoration Project.

Independence Twp – Range Resources Appalachia, LLC – Permit for the McMichael Temporary Waterline Project.

#### Water Allocation Permits

North Sewickley Twp – North Sewickley Twp Water Auth – Permit Renewal

#### Other

Chippewa Twp - CellCo Partnership (dba Verizon Wireless) – Blackhawk IS SC 1 Project

### OTHER

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

- CDBG FY2022 Funded Projects – South Heights Glenview Ave Flood Improve 2; & Rochester – New York Ave Sewers (R)
- Rochester Boro – St Cecilia Regency Apartments – support letter (R)
- Zokaites Properties, LP – Lakeview Farms Plan No. 5 – Center Twp - & NPDES permit (R)
- North Sewickley Twp Water Auth (NSTWA) – Water Allocation Permit Renewal & Land Use letter (R)
- BC Conservation District – Connoquenessing Creek Streambank Stabilization Project (R)
- BC Conservation District – Raccoon Creek Streambank Stabilization Project (R)
- Allegheny Petroleum Products – Above ground storage tanks Project – Ambridge Boro (R)
- Beaver Area School District – Renovation to existing track & field – Beaver Boro (R)

A motion was made by Mr. Dyrwal and seconded by Ms. Charlton to accept/ratify the above letters and the motion carried unanimously.

#### Miscellaneous/Informational

- Meeting Procedures – Ms. Vannoy mentioned that she spoke with Atty Orr after our July meeting about developing some guidelines for meeting guests. Joe & Atty. Orr will meet to discuss this and will email the draft guidelines to the Board for their review.

### Adjournment

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