

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, June 15, 2021, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Mr, Rosatone

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, Jeff Pflugh of BC Conservation District

**Approval of previous meeting minutes**

A motion was made by Ms. Charlton and seconded by Mr Stuber to approve the minutes of the May 18, 2021 meeting. Motion carried unanimously.

**OLD BUSINESS**

**Projects Status:** Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant – On 6/25/21 staff field checked the Brickyard Site in Darlington, as a potential site for this grant.

Floodplain – Nothing to report.

GIS Update – The BC Atlas is near completion & will be presented to the BOC for approval. It will be a good tool for developers, businesses, entrepreneurs to see what a good opportunity BC can provide Also continue updating GIS data.

Appalachian Regional Comm (ARC) – On 5/12/21 SPC sent out the Notice of Availability FY22 ARC Funding Info Pre-Application Form.

Freight Plan – Nothing to report.

Beaver County Comprehensive Plan Update - On 6/1/21 staff met to assemble key person interviews & a small group of County Economic Development members to interview a future consultant. Staff will review RFP to advertise for a firm to write the Plan.

Census 2020 – Nothing to report

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

TTC and Regional Policy Comm/SPC Transportation/SPC UPWP – On 6/2/21 we received a reimbursement check for \$5,635.31 for UPWP.

Transportation – Brodhead Rd Smart Grant – Staff attended CPS Steering Comm mtg on 5/20/21. Expect the Final Plan to be finished and presented to the BOC in August.

BC Hazard Mitigation Plan – Nothing to report. Remove from Agenda

Broadband Project – Continues to move forward in an effort to provide internet service to the unserved and underserved.

**NEW BUSINESS**

**Development**

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

Kleck Consol Plan	Detweiler/Herman/Myers Pl	Pitts Plan
Fallston Boro 4 Lots	Harmony Twp 4 Lots	Harmony Twp 2 Lots

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

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

Mt Pleasant Farms Subd	Villages of Riverside, Bluffs 14 <sup>th</sup> Amend Lot 117	Davis Lot Consol Pl
Brighton Twp 5 Lots	Center Twp 5 Lots	Chippewa Twp 3 Lots

Naugle Pl	Drogus Lot Consol Pl
Conway Boro 9 Lots	North Sewickley Twp 3 Lots

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

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

Contes Subdiv	Chippewa Towne Centre Pl #2	Wing Subdiv #1	Hummel-Bentley Plan
Big Beaver Boro	Chippewa Twp	Chippewa Twp	North Sewickley Twp

Woods-Lemoncelli Pl	Means Subdiv #1	Belich Pl
North Sewickley Twp	North Sewickley Twp	Raccoon Twp

### Recommendations

#### Proposed Land Developments

Ambridge Boro – Dollar General LD - After staff's review, a motion was made by Mr. Stuber and seconded by Mr. Ruppen to accept staff comments and forward to Ambridge Boro Motion carried unanimously.

#### Proposed Land Developments (No Municipal Subdivision Ordinance)

Midland Boro – MITCS LD - After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Dyrwal to accept staff comments and forward to Midland Boro. Motion carried unanimously.

#### Proposed Zoning Ordinances/Revisions

Brighton Twp (2) - After staff's review, a motion was made by Mr. Dyrwal and seconded by Ms. Kennedy to accept staff comments and forward to Brighton Twp. Motion carried unanimously.

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

Independence Twp – Three Rivers Ranch Project - After staff's review, a motion was made by Mr. Ruppen and seconded by Mr. Stuber to accept staff comments and forward to the applicant. Motion carried unanimously.

### Notifications

#### Air Quality Permits

Beaver Falls City – PSC Metals, LLC – Renewal of Permit # OP-04-00412.

New Sewickley Twp – JJ Brunner Landfill, LLC – Permit for the Facility at 11 Brunner Road.

#### Encroachment Permits

Industry Boro – Industry Boro – Permit for the Willowbrook Drive Project

New Sewickley Twp – Permit for ETC Northeast Pipeline, LLC – Revolution Pipeline Project

#### NPDES Permits

Bridgewater Boro – Bridgewater Crossing II, LLC – Permit for the Bridgewater Crossing Project

Brighton Twp – Brighton Twp (2) – Permit for: Two Mile Run Park Trails Project & Beaver Woods Stormwater Detention Pond.

Center Twp – Center Twp Sanitary Auth – Renewal Permit for the Elkhorn Run Sewage Treatment Plant Project

Marion Twp – Honeywell Electronic Materials Inc.- Permit for their facility at 195 Hartzell School Road.

#### Railroad Permits

Franklin Twp – Columbia Gas of PA – Alteration of CSX tracks - crossing 145817S - SR 1008Shadyrest Rd.

### OTHER

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

- \*Center Twp Sanitary Auth – Elkhorn Run Sewage Treatment Plant Project & NPDES Permit Renewal – Center Twp (R)
- Brighton Twp – Two Mile Run Park Trails – County Notifications & NPDES Permits (R)
- Patterson Twp – Patterson Twp – Watershed Restoration & Protection Grant -Pollution Reduction Plan Improvements (R)
- Franklin Twp – Franklin Twp Community Park Improvement Project – Greenways & Trails Rec Grant (R)
- Midland Boro – Midland Swimming Pool Improvements – Greenways & Trails Rec Grant (R)
- Rochester Boro – Roch Boro Sewer & Maint Auth – Rochester Pollutant Reduction Plan (R)
- Independence Twp – Independence Twp Park Project – Greenways & Trails Rec Grant (R)
- \*Center Twp – Center Twp Park Improvements Project – Greenways & Trails Rec Grant (R)
- Dept of Cons & Nat Resources – Group Camp Dam Project – Hanover Twp - Raccoon Creek State Park (R)
- Midland Boro Municipal Auth – Water Project, USDA Dept of Rural Development Grant (R)
- Bridgewater Crossing II, LLC – County notification & NPDES Permit (R)
- Brighton Twp – Twp of Brighton - Beaver Woods Stormwater Detention Pond & NPDES Permit (R)

A motion was made by Mr. Stuber and seconded by Ms. Kennedy to accept/ratify the above letters. Mr. Dyrwal abstained on the \*2 Center Twp letters, and the motion carried.

#### Miscellaneous/Informational

- Open Board Seat – Ms. Vannoy asked for recommendations to fill the open seat. If anyone has any recommendations, please notify Ms. Vannoy.

### Adjournment

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