

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, March 15, 2022, at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Charlton, Dixon, and Vannoy; Messrs. Rosatone, Ruppen, Stuber and Wells

Absent: Ms. Kennedy, and Mr. Dyrwal,

Welcome to Mr. Mychael Wells, who is joining the BCPC Board. We welcome and look forward to working with Mr. Wells. It is nice to have a full board again. Thanks to both Dee and Mychael for agreeing to serve and for being our newest board members.

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; Kelley Coey and Chris Winslow of Hudson Companies re: Lenz Court

Approval of previous meeting minutes

A motion was made by Mr. Stuber and seconded by Mr. Ruppen to approve the minutes of the February 15, 2022 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant – On 3-5-22 SGA met with staff to discuss draft reports for the Rochester and Beaver Falls Brownfield Targeted Areas. Staff is in contact with Mike Taurino of EPA regarding potential funds. Invoice for \$16,924.68 was received from SGA and processed for payment.

Floodplain – Nothing to report.

GIS Update – Nothing to report.

Appalachian Regional Comm (ARC) – Joe met with Community Development, and Ryan Falcone (of SPC) to discuss the project presentation in Harrisburg.

Freight Plan – Nothing to report.

Beaver County Comprehensive Plan Update – Lance mentioned that we are almost ready to get the RFP out for this project.

Broadband Project – This project is moving ahead nicely.

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

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

Transportation – Brodhead Rd Smart Grant – SPC and the Consultant did the Final Presentation of the Brodhead Road Feasibility Study on 2-23-22 for the BOC. On 3-3-22 Joe applied for a 1,000,000.00 Smart Grant as a direct result of the study. If approved, the funds will be used for the following projects: The North Branch Road (Right In./Right Out) in Center Twp; Chapel Road (southbound left turn lane and realignment) in Aliquippa, this affects traffic in Hopewell and Center; The Admiral Street SB Bus Stop Pull Out and Bus Shelter in Aliquippa; and the 20th Street (clear vegetation, install chevrons) in Hopewell Township.

NEW BUSINESS

Development

Subdivisions for Review and Report (No Municipal Subdivision Ordinance) – None

Subdivisions for Review and Report (Major)

Nejus/Donnelly Pl	Waddell Subdiv/Consol	Caldwell Subdiv
Hanover Twp 3 Lots	New Sewickley 4 Lots	North Sewickley/Marion Twp 4 Lots

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. Motion carried unanimously.

Subdivisions for Review and Report (Minor)

Braun Consol Pl
Ambridge Boro

Benninghoff/Marinelli/Spiropoulos Pl Rev
Hopewell Twp

Dawson Plan Lot Rev
Ohioville Boro

Recommendations

Proposed Land Developments

Ambridge Boro – Lenz Court LD – Ms. Coey and Mr. Winslow summarized this project. A motion was made by Mr. Rosatone and seconded by Ms. Charlton to accept staff comments and forward to Ambridge Boro. Motion carried unanimously.

Franklin Twp – Lillian’s Providence Townhouses LD - After staff’s review, a motion was made by Mr. Ruppen and seconded by Mr. Rosatone to accept staff comments and forward to Franklin Twp. Motion carried unanimously.

Proposed Land Developments (No Municipal Subdivision Ordinance) – None

Proposed Zoning Ordinances/Amendments – None

Proposed 537 Revision – Sewage Facilities Planning Modules - None

Notifications

Encroachment Permits

East Rochester/Rochester Twp – Rochester Boro Sewer Maint Auth – Permit for the East Washington Stormwater Improvements
Economy Boro – Lakeside Village Partners, LP – Permit for the Courtyards at Lakeside Village Project

NPDES Permits

Marion Twp – Vekaplast Sewage Treatment Plant – Renewal of NPDES Permit # PA0097390.

Shippingport Boro – Shippingport Sewage Treatment Plant – Renewal of NPDES Permit # PA0252492

Water Supply Permits

Harmony Twp – Ambridge Boro Water Authority – Permit for the Martin Way Ground Storage Tank Project.

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Columbia Gas of PA – Franklin Twp – install approx. 9,281’ of plastic gas pipeline (R)
- Shippingport Boro Shippingport Sewage Treatment Plant – Renewal of NPDES Permit #PA0252492 (R)
- Harmony Twp – Local Share Acct Grant Applic. – Municipal Building Renovations Project support letter (R)
- Brighton Twp – Local Share Acct Grant Applic – Brighton Grange Renovations Project support letter (R)
- Brighton Twp – DCNR Rec & Conserv. Grant Applic – Brighton Indoor Recreation Cntr support letter (R)
- Center Grange Primary School – New parking area and additions project (R)

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

Miscellaneous/Informational

- Open Board Seat – was filled as the BOC appointed Mychael Wells to fill the board seat left vacant by Mr. Bragg’s resignation on 12-31-2021. Mr. Wells’ terms begins on 2-24-22 and expires on 12-31-22. We welcome to Mr. Wells aboard.
- 3-24-22 Broadband Press Event to launch this exciting new project will be held from 1 – 2 pm at Western Beaver Jr/Sr High School. Lance emailed an invitation to the BCPC Board members, and when Lance asked who plans to attend. Mr. Ruppen and Mr. Rosatone both said they will attend.

Adjournment

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