

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, November 16, 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, 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; Marge White & Nicole Shepard of the BC Agricultural Land Preservation Board (ALPB); & Jackson Bowen of BYO Energy, Max Berg of WT Data Science & Mining Co, Eric Brown & Adam Reiss of Geopetro, LLC – all for the BYO Energy LD in Darlington Twp

Approval of previous meeting minutes

A motion was made by Mr. Stuber and seconded by Mr. Ruppen to approve the minutes of the October 19, 2021 meeting. Motion carried unanimously.

For the convenience of our guests, the agenda was revised.

Proposed Land Developments

Darlington Twp – BYO Energy – McRoberts BEA Pad A – Geopetro Data Center LD - After Max Berg explained this project, a motion was made by Mr. Rosatone and seconded by Mr. Stuber to accept staffs report and forward to Darlington Twp. Mr. Ruppen abstained and the motion carried.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Erin Kepple-Adams, of SPC Water Resource Center discussed scheduling an educational class on stormwater with local municipal groups.

EPA Brownfields Grant – Joe West signed Form 425 for Beaver County Annual Federal Financial Report for FY21 for the funding.

Floodplain – Nothing to report.

GIS Update – Frank attended the Northwest PA GIS conference at Clarion University.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Nothing to report.

Beaver County Comprehensive Plan Update – Joe & Dan are creating a list for a Comprehensive Plan Committee. The Committee first task will be looking at selecting a consultant to write the Plan.

Census 2020 – On 10-29-21 the US Census emailed Joe the BC business statistics and statistics for minority owned businesses.

Broadband Project – Lance received the Executive Summary and will present the info at future meetings. He thanked the BOC for their support of this project which makes BC a front runner regarding Broadband. He & Jeremy Jurick of Michael Baker were invited by PA Representatives Jim Marshall and Robert F. Matzie to testify at the 11-10-21 Senate Communications & Technology Committee Public Hearing on Rural Broadband. They did a great job testifying, we are very proud of the work they are doing on behalf of BC. We will include the Executive Summary & a work study in the December meeting packet.

SPC & PA State Planning Director’s Meetings – Joe attended the 11-1-21 Reg. Plan. Dir. meeting. Discussed topics were: Infrastructure Bank, EDA Updates, ARC Updates & Upcoming Projects due dates, EIP/Broadband Update, and Water Resource Center (Storm Water).

TTC and Regional Policy Comm SPC/SPC UWP Reimbursement – On 11-4-21, SPC held a virtual meeting to give an update on the draft Transportation Improvement Project (TIP). Also explained the draft TIP implementation mechanism for SmartMoves for a Changing Region and the region’s official transportation and development plan, and the progress of major transportation projects was presented to the public. Joe attending the 3rd Regional Roundabout Screening Study on 11-15-21 on the top candidates for roundabouts in the region.

Transportation – Brodhead Rd Smart Grant – On 9-23-21 the steering committee met virtually to discuss the conclusion of local locations.

NEW BUSINESS

Development

Subdivisions for Review and Report (No Municipal Subdivision Ordinance)

Sound Ideas Media LLC Pl, Pulaski Twp 9 Lots- After staff’s review, a motion was made by Ms. Charlton and seconded by Mr. Rosatone to accept staff comments and forward to Pulaski Twp. Motion carried unanimously.

Subdivisions for Review and Report (Major)

Villages of Riverside, Bluffs 17th Amendment Lot 115
Center Twp 5 Lots

Minzenberg/Landis Pl Rev
New Sewickley Twp 3 Lots

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

Subdivisions for Review and Report (Minor)

Bjelivuk Consol Pl 1 Economy Boro	Bjelivuk Consol Pl 2 Economy Boro	Connor Subdiv Greene Twp	Julia Minton Subd Independence Twp	Westwind Ridge Pl Independence Twp
Abigail Minton Subdiv Independence Twp	Juba Consol Pl Ohioville Boro	McGaffick Anderson Farm Pl Ohioville Boro	Yost Pl Consol Raccoon Twp	

Recommendations

Proposed Zoning Ordinances/Amendments

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

Proposed Comprehensive Plans

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

Proposed 537 Revision – Sewage Facilities Planning Modules

Big Beaver Boro - Susan Farrelly Plan of Lots #3 & North Sewickley Twp – Kroll Pl #2 - After staff's review, a motion was made by Mr. Stuber and seconded by Mr. Bragg to accept staff comments and forward to the applicant. Motion carried unanimously.

Notifications

Encroachment Permits

Ambridge Boro & Harmony Twp – Cleveland-Cliffs Steel Corp – Permit for the Hillside Landfill Site Project.
Economy Boro – PennEnergy Resources, LLC – B46 Temporary Above-Ground Waterline Project.
Economy Boro & New Sewickley Twp – ETC Northeast Field Services, LLC – Permit for the B15 Well Connect Project

Oil & Gas Permits

Ohioville Boro – Geopetro, LLC – Permit for the Liberato Pad A Project.
South Beaver Twp – Geopetro, LLC – Permit for the Powell BEA Pad A Project.

Water Supply Permits

Daugherty & North Sewickley Twps – Permit for their 2022 Tank Painting Project.

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

• North Sewickley Twp Water Auth – 2022 Tank Painting – North Sewickley & Daugherty Twp & Public Water Supply Permit (R)
A motion was made by Mr. Stuber and seconded by Ms. Charlton to accept/ratify the above letter(s) and the motion carried unanimously.

Miscellaneous/Informational

- Mr. John Bragg's resignations from the BCPC Board effective 12-31-21 –Motion made by Mr. Rosatone and seconded by Ms. Charlton to accept Mr. Bragg's resignation letter. Motion carried unanimously. Everyone wished Mr. Bragg well and said that we will miss him – personally and professionally.
- BCPC Board members terms expiring 12-31-21- Mr. Stuber and Mr. Rosatone – a letter was sent to the BOC with the BCPC Board's recommendation that they both be reappointed for another 4 year term.
- Open BCPC Board Seats - (Mr. Mitch's open seat) and in Jan 2022 Mr. Bragg's seat will be open as well. Ms. Vannoy said they will have some prospective board members to discuss at the next meeting.
- 2021 BCPC Annual Report – staff is working on this project and will get a draft to the Board hopefully in January, so it can be approved by the Board in February and submitted to the BOC by March 1st.

Adjournment

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