

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, May 17, 2022, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Mr. Wells

Staff: Lance Grable Director, B C Office of Planning and Redevelopment - Absent
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 - Absent

Guests: Jack Manning, BC Commissioner, Marlene Landrum, Director – Community Devel Program of BC

Approval of previous meeting minutes

A motion was made by Mr. Stuber and seconded by Mr. Rosatone to approve the minutes of the April 19, 2022 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Staff and Erin Kepple Adams of SPC Water Resource Center will schedule a meeting to further discuss Water Resource Center, Regional Resiliency, Energy/IJJA/Policy, and Economic and Workforce Development.

EPA Brownfields Grant – Public meetings were held on 4-20 and 4-21 in Beaver Falls and Rochester to update public on project. Invoice for \$53,941.66 was received and processed for payment.

Floodplain – Nothing to report.

GIS Update – Nothing to report. .

Appalachian Regional Commission (ARC) – Staff, Holly Vogt, Director of BC Dept. of Sustainability & Waste Management and Jennifer Lasser, Director, SPC Director Workforce & Econ Devel met to discuss funding for the Proposed BC Educational Discover Center.

Freight Plan – Nothing to report.

Beaver County Comprehensive Plan Update – Nothing to report.

Broadband – Joe shared the BC Link concerning Broadband with the PA Planning Directors. Also Comm Manning mentioned that the pilot area is ready for Windstream and Hanover Twp area will contract with Armstrong then the request for bid for the entire county will go out.

SPC & PA State Planning Director’s Meetings – Joe attended the 5-2- Planning Directors Forum.

TTC and Regional Policy Comm SPC & UWP Reimbursement – A webinar will be held on 5-12-22 to discuss bridges, etc.

Transportation – Brodhead Rd Smart Grant – staff applied for a \$880,000.00 Smart Grant for BC for 3 intersection upgrades.

NEW BUSINESS
Development

Subdivisions for Review and Report (Major)

Tin Mill Site Pl #2	Joe Hall Consol Pl	A&S Fed Credit Union Lot Consol
Aliquippa City 4 Lots	Center Twp 5 Lots	Hopewell Twp 3 Lots

Ruchti Lot Consol Pl	Douglass Subdiv/Consol Pl
Hopewell Twp 4 Lots	North Sewickley Twp 13 Lots

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

Subdivisions for Review (Minor)

(for information only; no action necessary)

New Economy Bus Pk Rev #4 Ambridge Boro	Well Built Realty Pl #2 Ambridge Boro	Joines Plan Center Twp	Petkash Plan Economy Boro
Frazier Subdiv Pl Hanover Twp 120/140 Crabapple Ln Pl North Sewickley Twp	Locke Plan Hanover Twp Fray Plan North Sewickley Twp	*Paliani Lot Consol Pl Harmony Twp Neidlinger Consol Pl North Sewickley Twp	Anzur Pl Hopewell Twp Help a Person Consol Pl Rochester Boro
Koala Pl #1 Rochester Boro	*Wasiloski Plan South Heights Boro		

***no municipal subdivision ordinance**

Recommendations

Proposed Land Developments –

Ambridge Boro – Beaver County Emergency Serv Center LD & Hopewell Twp - A&S Federal Credit Union LD -After staff’s review, a motion was made by Mr. Rosatone and seconded by Mr. Dyrwal to accept staff comments and forward to the respective municipalities..

Notifications

Air Quality Permits

Harmony Twp – Skyline Metals, LLC – Permit modification for their Permit # 04-00496.

Encroachment Permits

Vanport Twp – Vanport Twp – Permit for the Twomile Run Stream Restoration Project.

NPDES Permits

Daugherty Twp – Trisha Woroszylo – Permit for the Woroszylo Property SFTF.

Solid Waste Permits

New Sewickley Twp – Joseph J. Brunner, Inc. – Permit for the Joseph J. Brunner, Inc. Landfill (Permit No. 101439)

Water Quality Management Permits

Daugherty Twp – Trisha Woroszylo – Permit for the Woroszylo Property SFTF.

Water – Public Water Supply Permits

Darlington Twp – One Stop Shopper – Permit for their Water System Improvements Project.

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Hopewell Twp Wickham Village Water Pollution Control Facility (WPCF) support letter (R)
- Hopewell Twp Raccoon Creek Water Pollution Control Facility (WPCF) Bar Screen Project support letter (R)
- Midland Boro – Midland Swimming Pool Improvements Project – support letter (R)
- PennVEST support ltr – Midland Boro – Railroad Storm Sewer Improvements Project (R)
- Vanport Twp – Twomile Run Stream Restoration Project & encroachment permit (R)

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

Miscellaneous/Informational

- Potential – BC Subdiv & Land Devel Ordinance & Potential – BC Stormwater Management/Floodplain Management Ordinance – Joe discovered through his research that in Western PA only 3 Counties do not have a Subdiv/Land Dev. Ordinance. However in Eastern PA – there are many Counties that do not have Subd/Land Dev Ordinances. They provide a sample ordinance for municipalities
- Right to Know Request - A “Right to Know” request was received seeking Lance’s emails regarding Weaver Homes project/waterline project in New Sewickley Twp. Staff helped to facilitate meetings between New Sewickley, Weaver Homes and the Water Authority.
- Broadband Project – Dan reiterated the pilot projects and the timing for the large contracts.
- Ambridge Reservoir – Joe mentioned the Ambridge Reservoir Dam condition.

Adjournment

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