

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, September 21, 2021 at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Kennedy Vannoy

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 Dist, Marlene Landrum, Community Development Program of BC, Brett Schultz, Vice Pres of. Development of Weaver Homes – re: Courtyards at Lakeview Village Subdiv & LD

Approval of previous meeting minutes

A motion was made by Mr. Stuber and seconded by Ms. Charlton to approve the minutes of the August 17, 2021 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant – Continues to move forward with testing and to develop a potential process, with DEP and consultants, to mitigate any potentially hazardous material in the most cost effective way.

Floodplain – Dan will virtually attend a training/administration mtg on Sept 22-23, 2021.

GIS Update – Nothing to report.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Nothing to report.

Beaver County Comprehensive Plan Update – Nothing to report.

Census 2020 – The Census results were emailed out to the public. In addition, Census Data info is on the BC Web-site on the BCPC page.

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

TTC and Regional Policy Comm SPC & UWP Reimbursement – Total reimbursement for 2020-21 has been received the by the BCPC.

Transportation – Brodhead Rd Smart Grant – On 8-18-20 the consultant did a presentation at the 10 am BOC Public Workshop, and also did a presentation on this same day at 6 pm for the public.

NEW BUSINESS

Development

Subdivisions for Review and Report (No Municipal Subdivision Ordinance)

(Motion to accept report and forward to municipal governing body)

Clouse Residence Pl

Baden Boro 2 Lots

After staff’s review, a motion was made by Mr. Rosatone and seconded by Ms. Charlton to accept staff comments and forward to Baden Boro. Motion carried unanimously.

Subdivisions for Review and Report (Major)

Probst Lot Consol Pl #1	Villages/Riverside Lot 116	Courtyards at Lakeside	Ashcroft Plan Rev
Beaver Falls City 3 Lots	Bluffs 15 th Amendment	Village Subdiv	Greene Twp 3 Lots
	Center Twp 3 Lots	Economy Boro 132 Lots	

After staff’s review and Mr. Schultz explained the Courtyards at Lakeside Village Subdiv, a motion was made by Mr. Rosatone and seconded by Mr. Ruppen to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Subdivisions for Review and Report (Minor)

Lang Consol Pl Beaver Boro	Haney Minor Subdiv Center Twp	McCracken/Smiley Lot Rev Chippewa Twp	Phillips Lot Consol Pl Homewood Boro
Trevino & Powell Pl Industry Boro	Young Pl #2 Industry Boro	Casino/McBride Plan North Sewickley Twp	GAM Holdings LLC Pl Patterson Twp

Recommendations

Proposed Land Developments

Center Twp – The Bluffs Apartments LD; & Economy Boro – Courtyards at Lakeside Village PRD LD - After staff’s review, and Mr. Schultz explained the Courtyards at lakeside Village PRC LC , a motion was made by Mr. Dyrwal and seconded by Mr. Stuber to accept staff comments and forward to the respective municipalities and the motion carried unanimously.

Proposed Agricultural Security Area

Franklin Twp – 7 year Review - After staff’s review, a motion was made by Mr. Stuber and seconded by Mr. Rosatone to accept staff comments and forward to the applicant. Motion carried unanimously.

Notifications

Encroachment Permits

Economy Boro – PennEnergy Resources, LLC – Permit for their B15 to B46 Temporary Waterline Project.

Oil & Gas Permits

New Sewickley Twp – PennEnergy Resources LLC – Permit major modification for the PER B39 Well Pad Project
New Sewickley Twp – ETC Northeast Fld Svc LLC – Permit Renewal for the B37 Gathering Line Project

Water Supply Permits

Beaver Falls City – Dalton’s Service Co, LLC – Permit for their Bulk Potable Water Take-Point & Haul Disinfection Station

Other:

8-4-21 letter from Energy Harbor – re: Request for Release from Stream Mitigation Monitoring Requirements – Little Blue Run Disposal Facility – Greene Twp

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Dalton’s Service Co, LLC – Public Water Supply Permit – Beaver Falls (R)
 - Aliquippa Econ Dev Corp – Plan 11 Ext Neighborhood Sidewalk Replacement – support ltr -DCED Keystone Comm Grant
- A motion was made by Mr. Rosatone and seconded by Mr. Stuber to accept/ratify the above letters and the motion carried unanimously.

Miscellaneous/Informational

- Open Board Seat – Ms. Vannoy, Ms. Kennedy and Mr. Rosatone discussed possible candidates to fill the open board seat and are recommending that the BOC appoint Ms. Kimberly Villella. A motion to this effect was made by Ms. Vannoy and seconded by Ms. Charlton and motion carried unanimously. Ms. Vannoy asked Sue J. to prepare this letter of recommendation so it can be submitted to the BOC for their approval and appointment.

Adjournment

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