

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, November 17, 2020, at the Beaver County Courthouse in the Planning Commission Conference Room.

\* \* \* \* \*

Present: Ms. Charlton, Kennedy and Vannoy; Messrs. Bragg, Dyrwal, Mitch, 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 of BOC, Jeff Pflugh & Jen Linebaugh, of the f BC Conservation District

**Approval of previous meeting minutes**

A motion was made by Mr. Dyrwal and seconded by Ms. Charlton to approve the minutes of the October 20, 2020 meeting. Motion carried unanimously.

**OLD BUSINESS**

**Projects Status:** Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfield Grant – RFP will be advertised for bid. Discussing ad pricing with Wayne Souffrant of BC Central Services Dept.

Floodplain – Nothing to report.

GIS Update – Frank continues updating GIS data & working on the BC Atlas.

Eagle View Pictometry- nothing to report.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Nothing to report.

MS4 – Nothing to report.

Beaver County Comprehensive Plan Update – Nothing to report.

Census 2020 – Joe prepared a close out report for the 2020 US Census for BC

Transportation – Brodhead Road Feasibility Study Smart Grant – Whitman, Requardt & Assoc (WRA) was selected as the Consultant for this project. SPC UPWP Reimbursement – Joe submitted the first quarter invoice to SPC for reimbursement for staff regional work.

**NEW BUSINESS**

**Development**

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

|                    |                       |                     |                          |
|--------------------|-----------------------|---------------------|--------------------------|
| Lucci Plan Lot Rev | McNary-Milliken Pl #1 | Miller Consol Pl    | Hockinberry Pl           |
| Center Twp 4 Lots  | Greene Twp 4 Lots     | Hopewell Twp 3 Lots | New Sewickley Twp 3 Lots |

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

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

|              |              |                     |                     |
|--------------|--------------|---------------------|---------------------|
| Ohnmeis Plan | Mamula Plan  | Hovancik Lot Consol | Chandler Consol Pl  |
| Franklin Twp | Hopewell Twp | New Brighton Boro   | North Sewickley Twp |

|                     |                          |                      |
|---------------------|--------------------------|----------------------|
| Ostrom Pl #1        | Eonta Investments Subdiv | Susan Smith Trust Pl |
| North Sewickley Twp | Ohioville Boro           | South Beaver Twp     |

**Recommendations**

**Proposed Land Developments**

Aliquippa City – O'Reilly's Auto Parts LD; Center Twp – Center Twp Municipal Complex LD, & Center Twp Public Works Facility LD  
After staff's review, a motion was made by Mr. Bragg and seconded by Ms. Charlton to accept staff comments and forward to the respective municipalities. Ms. Kennedy abstained from the O'Reilly's Auto Parts LD, and Mr. Dyrwal abstained from the Center Twp Municipal Complex LD and the Center Twp Public Works Facility LD, and the motion carried.

**Land Developments for Review (No Municipal Subdivision Ordinance) None**

Midland Boro – 12<sup>th</sup> Street Extension – Midland LD - After staff's review, a motion was made by Mr. Stuber and seconded by Mr. Rosatone to accept staff comments and forward to Midland Boro. Motion carried unanimously.

**Proposed Zoning Ordinances/Amendments**

Daugherty Twp, New Sewickley Twp - After staff's review, a motion was made by Mr. Dyrwal and seconded by Mr. Stuber to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

**Proposed Subdivision/Land Development Ordinances/Amendments**

New Sewickley Twp - After staff's review, a motion was made by Mr. Ruppen and seconded by Ms. Kennedy to accept staff comments and forward to New Sewickley Twp. Motion carried unanimously

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

Aliquippa City – O'Reilly's Auto Parts Store; Aliquippa City – Aliquippa Dollar Store - After staff's review, a motion was made by Mr. Bragg and seconded by Mr. Stuber to accept staff comments and forward to the applicants. Motion carried unanimously.

**Notifications**

**Air Quality Permits**

Hopewell Twp – Lambeth, Inc. (dba Five Points Pet Cremations) – Permit for their facility located at 2061 Brodhead Road.

**Encroachment Permits**

Center Twp – Center Twp Sanitary Auth – Upper Moon Run Interceptor Upgrade Project

Chippewa Twp - Bradys Run Sanitary Auth – Route 51 Sanitary Sewer Relocation Project

**NPDES Permits**

Center Twp – Center Twp Sanitary Auth – Chapel Road Interceptor Upgrade Project

Center Twp – Center Twp Sanitary Auth – Upper Moon Run Interceptor Upgrade Project

Midland Boro – Midland LP – Permit for the 12<sup>th</sup> Street Extension Project

**Oil & Gas Permits**

Independence Twp – Range Resources Appalachia, LLC – Independence 70 to Seibel TWL Addendum Project

Marion Twp – PennEnergy Resources, LLC – PER B9 7H Well Permit Project

New Sewickley Twp – PennEnergy Resources, LLC – PER B37 1H Well Permit Project

**Other**

10-16-20 – Verizon Wireless – new telecommunications monopole tower with support equipment - Beaver Falls

**OTHER**

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

- Midland LP – Midland – 12<sup>th</sup> St Ext Project – Midland Boro & NPDES Permit (R)
- Center Twp Sanitary Auth – Chapel Rd Interceptor Upgrade Project – Center Twp & NPDES Permit (R)
- Darlington Boro – North County Hiking Trail Shelter Project – support letter (R)
- Patterson Twp – Darlington Road Sidewalk Improvements – support letter (R)
- New Sewickley Twp – Lovi Rd & Freedom Crider Rd Intersection improvements – support letter (R)
- Big Beaver Boro – Sherwood Drive Bridge Replacement – support letter (R)

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

**Miscellaneous/Informational**

- Nomination of Officers for 2021 – Mr. Ruppen reported that a Nominating Committee has been formed and will give their recommendations at the December 16, 2020 meeting. Mr. Ruppen requested a copy of the Board members attendance for 2020. Sue will email it to them after the meeting.
- The Board commended Lance, Joe & staff on how good the meeting went. Mr. Mitch requested to have the phone number to call in for the BCPC meeting put in their meeting packet.
- Joe mentioned that a couple municipalities have contacted him about dissolving their municipal planning commission. Group discussion on how this may be a detriment to the local municipalities, but of course, it is the option of each municipality.
- A Happy Thanksgiving was wished to everyone and their families.

**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.