

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, July 20, 2021, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Mr. Bragg

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 - Absent

Guests: Jack Manning, BC Commissioner, Jennifer Linebaugh, of BC Conservation District

**Approval of previous meeting minutes**

A motion was made by Mr. Ruppen and seconded by Ms. Charlton to approve the minutes of the June 15, 2021 meeting. Motion carried unanimously.

**OLD BUSINESS**

**Projects Status:** Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant – Inv # 21001-4 for \$7,056.50 for work done thru 5-31-21 received and processed for payment. On July 9, 2021 another invoice \$23,506.74 to be paid.

Floodplain – Nothing to report.

GIS Update – Frank continues to update GIS data & is working on the BC Atlas.

Appalachian Regional Commission (ARC) – Access Road project – Indiana County – 119 Business Park Access Rd Project, Beaver county Recycling Center, & Fayette County – South Union Twp – Matthew Dr. Construction & Non-Construction Projects: Mount Vernon Homes Rehab Phase I, Indiana County Comm Action Program ((ICCAP) Food Bank Warehouse, Duquesne Univ – Medical Equipment – College of Osteopathic Medicine, North Charleroi Secondary Feed Waterline, Connectivity to Employability-Digital Literacy Training & Online Access (Planning), Duquesne Uni SBDC – Young Entrepreneurs’ Awards Program.

Freight Plan – Nothing to report

Beaver County Comprehensive Plan Update – Nothing to report.

Census 2020 – Received word that the Census data may be released in mid-August and info regarding the Census Statistics in Schools Ambassador program for the Big Beaver School District.

SPC & PA State Planning Director’s Meetings -On 7-12, the Regional Planning Directors met to review and discuss the submitted projects for ARC area development.

TTC and Regional Policy Comm SPC & USP Reimbursement– Nothing to report.

Transportation – Brodhead Rd Smart Grant – On Aug 18, the Brodhead Study Comm will update the BOC on this project at the BOC Work Session meeting.

Broadband project – This project is progressing.

**NEW BUSINESS**  
**Development**

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

Well Built Realty Subdiv	Susan Farrelly Pl #3	O’Hare Plan #2	Goodwald/Ruckert Pl
Ambridge Boro 3 Lots	Big Beaver Boro 4 Lots	North Sewickley Twp 7 Lots	Rochester Twp 2 Lots

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. Motion carried unanimously.

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

Williamson Lot Consol	Richard Plan	Jodikinos Lot Consol	Skoff Plan	Gordon Subdiv
Economy Boro	Greene Twp	Hanover Twp	Hanover Twp	South Beaver Twp

## **Recommendations**

### **Proposed Land Developments**

Bridgewater Boro – Bridgewater Crossings LD & Center Twp – GetGo # 3016 LD - After staff's review, a motion was made by Mr. Stuber and seconded by Mr. Rosatone to accept staff comments and forward to the respective municipalities. Mr. Dyrwal abstained and the motion carried.

### **Proposed Zoning Ordinance/Amendments**

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

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

North Sewickley Twp – O'Hare Plan #2 - After staff's review, a motion was made by Mr. Dyrwal and seconded by Ms. Kennedy to accept staff comments and forward to the applicant. Motion carried unanimously.

## **Notifications**

### **Air Quality Permits**

Shippingport Boro – Gold Bond Building Products, LLC (formerly National Gypsum Co)- Permit for its wallboard facility.

### **Encroachment Permits**

New Sewickley Twp – PennEnergy Resources, LLC – Permit for the Fritsch Farm to B7 Temporary Waterline Project.

### **NPDES Permits**

Marion Twp – Dean Gearhart – Permit for the Gearhart Property SFTF to serve an existing 3-bedroom single family dwelling.  
Monaca Boro – Boro of Monaca – Renewal Permit for the Monaca Wastewater Treatment Plant.

### **Oil & Gas Permits**

Economy Boro – PennEnergy Resources, LLC – Water withdrawal from North Fork – Big Sewickley Creek (2)  
Marion Twp – PennEnergy Resources, LLC – PER B12, 1H Well Permit Renewal  
New Sewickley Twp – ETC Northeast FLD SVC, LLC – B11 Gathering Line Project

## **OTHER**

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

- Midland Boro – Midland Mun Auth – Permit for 2021 water system improvements project.

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

### **Miscellaneous/Informational**

- Open Board Seat- Ms. Vannoy has a lead and will discuss with Lance & Joe.

## **Adjournment**

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