

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, Nov 21, 2023, at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Dixon & Vannoy; Messrs. Dyrwal, Rosatone, Ruppen, Stuber and Wells

Absent: Mr. Kennedy

Staff: Lance Grable Director, B C Office of Planning and Redevelopment
Dan Distler Planning Director & Asst. Director of BC Office of Planning & Redevelopment
Susan M. Jamery Senior Administrative Assistant
Frank Vescio Planning Assistant/GIS Coordinator
David Thompson Associate Planner/Redevelopment Specialist

Solicitor: Attorney Sam Orr - Absent

Guests and Public Comments: None

*Ms. Vannoy requested that they go into an executive session of the BCPC Board after the meeting is adjourned with Mr. Grable and Mr. Distler also joining them.

Approval of previous meeting minutes &

A motion was made by Mr Stuber and seconded by Mr. Dyrwal to approve the minutes of the Oct. 17, 2023 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted: --- All red is from Oct 2023 meeting

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant – Final process for Grant closeout.

Floodplain – Planning 2024 Spring Floodplain Management Course with PEMA.

GIS Update – Nothing to report.

Beaver County Comprehensive Plan Update – Continue to discuss progress with consultant. Consultant attended New Brighton and Rochester Fall Festivals to inform residents about Plan and survey. Community survey closes Nov 13th.

Broadband Project – moving forward nicely.

SPC & PA State Planning Director’s Meetings – SPC Planning Directors Meeting – update on status of programming Water Resource Center is fully staffed. Upcoming County Public Participation Panel meetings were discussed. BC held on Nov 13th. Attended County Planning Directors Assn of PA meeting in State College on Nov. 3rd.

TTC and Regional Policy Comm SPC & UPWP Reimbursement - TTC scheduled for Nov 16th – will provide update. Received remainder of UWP Reimbursement (\$1,446.35. Transit Fare System Feasibility Study was discussed – goal is to provide a region-wide fare collection system to make it more convenient for passengers – assessment to implementation.

Transportation – Brodhead Rd Smart Grant - Continue to attend meetings regarding HUD Community Project Funding Program.

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

Chippewa Trails, Amend 23, Lot 49 Basinger-Cramer Pl
Chippewa Twp 4 Lots Ohioville Boro 3 Lots

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.

Subdivisions for Review and Report (Minor)

Roch Realty Consol Pl Keith Nye Pl #2 Michael Lot Consol Pl
Ambridge Boro Franklin Twp Ohioville Boro

Recommendations

Proposed Land Developments

Big Beaver Boro – Big Beaver Gas Mart LD; Midland Boro – PA Cyber New Operations Center LD; Pulaski Twp – Dollar General LD - After staff’s review, a motion was made by Mr. Stuber and seconded by Mr. Ruppen to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Proposed Zoning Ordinances/Amendments

Brighton Twp; and Independence Twp – After staff’s review, a motion was made by Mr. Vannoy and seconded by Mr. Stuber to accept staff comments and forward to the respective municipality. Motion carried unanimously.

Proposed 537 Revision

Center Twp – Elliot Dillon Property – 125 Temple Road - After staff’s review, a motion was made by Mr. Wells and seconded By Mr. Dyrwal to accept staff comments and forward to Center Twp. Motion carried unanimously.

Proposed Agricultural Security Areas

Daugherty Twp and South Beaver Twp - After staff’s review, a motion was made by Mr. Stuber and seconded by Mr. Dyrwal to accept staff comments and forward to the respective municipality. Motion carried unanimously.

Notifications

Air Quality Permits

Franklin Twp – Nalco Water – Renewal Permit for the Ecolab Ellwood City facility.
Koppel Boro – Permit for the IPSCO Koppel Tubulars, LLC facility located at 6403 6th Ave, Koppel.

NPDES Permits

New Sewickley Twp – William Bearer – Permit for the Cycle Salvage Facility on Bonzo Road.
South Heights – Creswell Hghts Joint Auth – Renewal for Permit PA 0216950.
North Sewickley Twp – Fay S&B USA Construction – Beaver River Bridge Fill Site Major Amendment.

Waste Permits

Greene Twp – LBR Acquisition Co, LLC – Permit transferring ownership from Little Blue Run Residual Waste Disposal Impoundment to LBR Acquisition Co, LLC.

Water Quality Permits

South Heights – Creswell Heights Joint Auth - Renewal for Permit 0216950.

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Fay S&B USA Corp – Beaver River Bridge Fill Site Major Amendment – North Sewickley Twp (R)
- PA Cyber Charter School – New Warehouse and Technology Center Project – Midland Boro (R)
- Aldi, Inc. Saxonburg Div. – Construction of Aldi Grocery Store – Franklin Twp (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

- Board members Terms expiring 12/31/2023 (Ms. Vannoy and Mr. Ruppen) -The Board directed staff to send a recommendation to the BOC to re-appoint Ms. Vannoy and Mr. Ruppen to another 4 year term expiring 12/31/27.
- Nominating Committee – The nominating committee was made up of Mr. Stuber and Ms. Dixon. Mr. Stuber made a motion, and Ms. Dixon seconded, that Mr. Rosatone be the Chair and Mr. Dyrwal be the Vice Chair for 2024. Motion carried unanimously.
- 1 Open Board Seat – A motion was made by Mr. Stuber and seconded by Mr. Dyrwal for staff to send a recommendation to the BOC that Mr. Robert Williams be appointed to fill the vacant board seat. Motion carried unanimously.
- By-laws Revision - Time limit for guests to speak at meeting – Dan did the first reading of Article V (Conduct and Scheduling of meetings, Section H – Public Comment). A motion was made by Mr. Dyrwal, and seconded by Mr. Stuber to approve the amendment as written and read. Motion carried unanimously. A second and final reading will be done at the December meeting and the Amendment will be approved and added to the By-laws.

Adjournment

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