

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, June 20, 2023, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Kennedy and Dixon; Mr. Wells

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

Solicitor: Attorney Sam Orr - Absent

Guests and Public Comments: Jack Manning, BC Commissioner

Ratify the Voting/Action items and the minutes of the 4-18-23 and 5-16-23 meetings. Because there was not a quorum at the 5-16-23 BCPC meeting, all voting items need to be ratified at this meeting. Motion to this effect was made by Mr. Dyrwal and seconded by Mr. Stuber. Motion carried unanimously. However, with the approval of the Board members present, the BCPC comment letters were mailed out after the 5-16-23 meeting.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant – Meetings are ongoing to discuss project.

Floodplain – PAFFPM Annual Conference Sept 26-27, 2023

GIS Update – Nothing to Report.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Nothing to Report.

Beaver County Comprehensive Plan Update – Contract Update.

Broadband Project – Continues to move forward. Lance will provide update.

SPC & PA State Planning Director’s Meetings – Meeting held 4-20. Transportation Update on TIP and LRTP. EPA Climate Pollution Reduction Grant.

TTC and Regional Policy Comm SPC – TTC meeting scheduled for May 17th. PPP Meeting scheduled for May 11th. Lance & Dan met with SPC to discuss PPP. Long Range Transportation Plan will be adopted June 26, 2023.

Transportation – Brodhead Rd Smart Grant & SPC – UWP Reimbursement – We are in the process of setting up a meeting with PennDOT to discuss best avenue forward. Continue to attend meetings regarding HUD Community Project Funding Program

NEW BUSINESS
Development

Subdivisions for Review and Report (Major)

Courtyard at Lakeside Village Lot Consol	Mrozoski Consol Pl #2	McConnell Consol Pl
Economy Boro 3 Lots	Ohioville Boro 3 Lot s	Raccoon Twp 4 Lots

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.

Subdivisions for Review and Report (Minor)

Stowe Subdiv	Griffith Consol Pl	Reina Consol Pl
Chippewa Twp	Daugherty Twp	Daugherty Twp

Schlack Consol Pl	Harlane Kennels Pl #2	Meny Lot Consol Pl
Hopewell Twp	Independence Twp	Rochester Twp

Recommendations

Proposed Land Developments (5)

Aliquippa City – Versatex LD
Monaca Boro – Monaca Lofts LD

Center Twp - Center Twp Chipolte LD Hopewell Twp – Courtyards at Legends LD
Rochester Twp – Keystone Manufacturing 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 - After staff's review, a motion was made by Mr. Ruppen and seconded by Mr. Stuber to accept staff comments and forward to Brighton Twp . Motion carried unanimously.

Proposed 537 Revision – Sewage Facilities Planning Modules – None

Notifications

Encroachment Permits

Midland Boro – Marathon Petroleum MPLX – Permit major amendment for their maintenance dredge, Ohio River Project.

NPDES Permits

Aliquippa City – Versatex Building Products LLC – Permit for the proposed new commercial building Project.
New Sewickley Twp – Jeffery Seivers – Permit for the Seivers' property located on Blackwoods Road.
North Sewickley Twp – C.J. Palmer Lawnworks, Inc. – Permit for a wedding venue/banquet hall facility Project.
Raccoon Twp – Joseph T & Lisa M. Yakelis – Permit to repair a malfunctioning on lot sewage disposal system Project.
Vanport Twp - Vanport Twp Mun Auth – Permit Renewal for their treated wastewater to Two-Mile Run Project.

Oil & Gas Permits

Hanover Twp – Range Resources – Appalachia LLC – Permit for the Littell Bend 12396 Well Site Project.

Water Quality Permits

Big Beaver Boro – Big Beaver Boro – Permit for the Wallace Run Pump Station Relocation Project.
New Sewickley Twp – Jeffery Seivers – Permit for the Seivers' property located on Blackwoods Road.

Other

Energy Harbor Generation LLC – Little Blue Run Disposal Impoundment – Annual Operations Report April 2022 – April 2023.

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Franklin Twp – ADA Accessibility Improvements & Perimeter Walking Trail – DCED Greenways, Trails & Rec Grant (R)
- Versatex Building Products, LLC – Proposed new commercial building project – Aliquippa City (R)
- Sterling Property, LLC – Proposed future land development project – New Sewickley Twp (R)
- C.J. Palmer Lawnworks, Inc. – wedding venue/banquet hall facility project & NPDES permit – North Sewickley Twp (R)
- M:7 Sports Complex – Center Twp – DCED Greenways, Trails & Rec Grant - support letter (R)
- Ambridge Boro – EPA Brownfields Assessment Grant – support letter (R)
- Monaca Boro – Proposed Monaca Civic Center Site Plan Project - county notification (R)

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

Miscellaneous/Informational

- Open Board Seat – Mr. Rosatone hasn't heard back from Representative Marshall or Senator Vogel concerning potential board members, but he asked everyone to bring some names to the next meeting. Ms. Vannoy will try to have some candidates at the next meeting.

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.