

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, February 15, 2022, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Dixon; and Mr. Ruppen

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 -- Absent

Solicitor: Attorney Sam Orr

Guests: Jack Manning, BC Commissioner

Approval of previous meeting minutes

A motion was made by Mr. Stuber and seconded by Mr. Rosatone to approve the minutes of the January 18, 2022 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant – On 1-28/22 Jill Gaito of Gaito & Assoc, LLC, informed OPR staff about the 7/1/21-9/30/21 and 10/1/21 – 12/31/21 Quarterly Report Updates.

Floodplain – Dan attended the PAFPM Strategic Conference in Harrisburg on Feb 7 -8, 2022

GIS Update – Nothing to report.

Appalachian Regional Commission (ARC) – On 1/26/22 SPC emailed OPR stating that DCED has invited the Mount Vernon Homes Rehab Engineering Assessment Project to apply for the FY22 Category Non-Construction ARC Area Development Funding.

Freight Plan – Nothing to report.

Beaver County Comp Plan Update – OPR staff will send a letter to potential Selection Committee members to ask if they wish to serve.

Broadband Project – On 1/28/22, Lance met with BOC Camp & Manning & Washington County to discuss Broadband Project.

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

TTC and Regional Policy Comm SPC – Nothing to report.

Transportation – Brodhead Rd Smart Grant – Josh Spano of SPC told Joe that a final presentation of the project study will be held on 2/23/22 in the BOC Conference Room.

SPC – UWP Reimbursement – Nothing to report.

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

Cumberledge Pl Lot 7 Subd	Chippewa Trails Amend 4	Kerr Plan Lot Rev
Center Twp 3 Lots	Chippewa Twp 4 Lots	Chippewa Twp 3 Lots
Dorsey Pl #3	Welsh Plan Lot Consol	
Hanover Twp 4 Lots	Raccoon Twp 6 Lots	

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 municipalities. Motion carried unanimously.

Subdivisions for Review and Report (Minor)

MiCol Pl #1	Harper Minor Subdiv	Chippewa Trails Amend 5 Lot 62	Dornish-Wahl Pl
Beaver Falls City	Chippewa Twp	Chippewa Twp	Economy Boro
Tomicia Springs Pl #3	Crivellaro Pl Lot Rev	Bobak-Kuglics Pl	
Franklin Twp	Hanover Twp	North Sewickley Twp	

Recommendations

Proposed Zoning Ordinances/Amendments/Updates

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

Proposed Comp Plans/Amendments/Updates

New Brighton Area Comprehensive Plan – After staff's review, Ms. Charlton mentioned and all agreed on adding a comment urging the developer to work with communities to have development/buildings fit in with the aesthetics and/or municipal guidelines. A motion was made by Mr. Dyrwal and seconded by Mr. Rosatone to accept staff's comments (including additional comment) and forward to the applicant. Motion carried unanimously.

Proposed 537 Revision – Sewage Facilities Planning Modules

New Sewickley Twp – Meadow Crest Development - After staff's review, a motion was made by Mr. Rosatone and seconded by Mr. Stuber to accept staff comments and forward to the applicant. Motion carried unanimously.

Notifications

Air Quality Permits

Brighton Twp – Valley Medical Facilities Inc, dba Heritage Valley Beaver – Renewal Permit for Heritage Valley Beaver Hospital

Encroachment Permits

Center Twp – People Natural Gas LLC – Brodhead Rd Red Thread – 6” Gas Line Replacement Project.

NPDES Permits

Aliquippa City – City of Aliquippa – Permit for The Bricks (clearing and grubbing) project.

Big Beaver Boro – Janice Polito – Renewal permit for the Polito SR STP.

Franklin Twp – Kevin Sweger – Permit for the Lillian's Providence Townhouses Project.

Hanover Twp – Jones Estates Harshbarger PA LLC – Permit renewal for the Harshbarger MHP Wastewater Treatment Plant.

New Sewickley Twp – Jake Miller – Permit for the Johnston Fill Site on Freedom Crider Road.

South Beaver Twp – Beaver Valley Nursing Center – Permit renewal for their facility located at 257 Georgetown Road.

Oil & Gas Permits

Hanover Twp – Range Resources, Appalachia, LLC – Permit for the Dalbo Temporary Waterline Project.

Water Quality Permits Part II

Vanport Twp – Eaton Corporation – Permit Modification Permit for their Beaver Plant.

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Independence Excavating, Inc. - Johnston Fill Site – New Sewickley Twp & NPDES permit (R)
- Aliquippa City – The Bricks (clearing and grubbing) Project & NPDES permit (R)
- Kevin Sweger, Lillian's Providence Townhouses Project – Franklin Twp & NPDES permit (R)

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

Miscellaneous/Informational

- Open BCPC Board Seat – After a brief discussion, a motion was made by Mr. Rosatone and seconded by Mr. Stuber directing staff to send a recommendation to the BOC that Mr. Mike Wells be appointed to fill the open Board Seat (left vacant by Mr. Bragg's resignation). Mr. Wells term should begin now and expire on Dec. 31, 2022.
- BCPC Annual Report – A motion was made by Mr. Dyrwal and seconded by Mr. Stuber to accept the 2021 BCPC Annual Report and submit it to the BOC. Motion carried unanimously. The Board thanked staff for a very well-done annual report.

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.