

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, July 18, 2023, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Kennedy; Messrs. Ruppen and 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

Guests and Public Comments: Jack Manning, BC Commissioner

**Approval of previous meeting minutes -** A motion was made by Mr. Stuber and seconded by Mr. Dyrwal to approve the minutes of June 20, 2023 meeting. Motion carried unanimously.

**OLD BUSINESS**

**Projects Status:** Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant – Meetings are ongoing to discuss projects.

Floodplain – PAFPM Annual Conference is Sept 26-27, 2023.

GIS Update – Nothing to report.

Appalachian Regional Commission (ARC) – Nothing to report. Removing from Agenda.

Freight Plan – Nothing to report.

Beaver County Comprehensive Plan Update – Steering Committee Meeting was held on 6-20-23. Steering Committee to provide names for stakeholder interviews. Next Steering Committee meeting is scheduled for Aug 15<sup>th</sup> after the BCPC meeting.

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

SPC & PA State Planning Director’s Meetings – Meeting scheduled for 7-10-23.

TTC and Regional Policy Comm SPC – TTC/TOC meeting scheduled for 7-13-23. Long Range Transportation Plan was adopted 6-26 at the Regional Policy Committee Meeting. Discussion about County PPP meeting.

Transportation – Brodhead Rd Smart Grant & SPC – UWP Reimbursement – Continue to attend meetings regarding HUD Community Project Funding Program. Meeting scheduled for 7-18-23 with PennDOT.

**NEW BUSINESS**

**Development**

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

Dutch Ridge Subdiv	Chippewa Trails Amend 21, Lt 51	Penny Hollow Pl #2
Brighton Twp 4 Lots	Chippewa Twp 4 Lots	Raccoon Twp 4 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)**

Barron Agency Subd	Kozak Plan	MRA Prop Plan
Beaver Falls City	Hanover Twp	North Sewickley Twp

Stewart Subd & Consol Pl	Wyberg Minor Subdiv
Ohioville Boro	South Beaver Twp

## Recommendations

### Proposed Land Developments

Harmony Twp – Skyline Metals, LLC LD - After staff's review, a motion was made by Mr. Stuber and seconded by Ms. Vannoy to accept staff comments and forward to Harmony Twp and the motion carried unanimously.

### Proposed Zoning Ordinances/Amendments

Beaver Boro (5) and New Sewickley Twp (2) - 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.

### Proposed 537 Revision – Sewage Facilities Planning Modules

Brighton Twp – Dutch Ridge Road Subdiv Plan - After staff's review, a motion was made by Mr. Dyrwal and seconded by Mr. Stuber to accept staff comments and forward to the applicant. Motion carried unanimously.

## Notifications

### Air Quality Permits

Marion Twp – VEKA Inc. – Permit for their facility located at 100 Veka Dr, Fombell, PA.

### Encroachment Permits

Brighton Twp – Brighton Twp – Permit for the Crandon Circle Stormwater Basin Project.

### NPDES Permits

Chippewa Twp – Pennko Properties LLC – Permit for the Chippewa Heights Plan Project.

Darlington Twp – Danzer Vaneer Americas – Permit Renewal for the Danzer Vaneer Darlington Facility.

Hopewell Twp – Scarmazzi Homes – Permit for the Courtyards at Legends LD Project.

New Sewickley Twp – Gulisek Construction – Major Permit amendment to the Stamp Fill Site Project.

New Sewickley Twp – New Sewickley Twp Mun Auth – Permit for the SR 989 Waterline Extension Project.

### Water Quality Permits

Baden Boro – Baden Mun Water Auth – Permit to expand the treatment plant from 1.5 MGD to 2MGD.

Midland Boro – Midland Mun Auth – Permit for their Midland Wastewater Treatment Plant Improvements Project.

### Oil & Gas Permits

New Sewickley Twp – ETC Northeast Field Services, LLC – Permit modification to the B1q1 Gathering Line Project.

### Public Water Supply Permits

Ambridge Boro – Ambridge Water Authority – Permit for the Water Treatment Plant Filter Media Replacement Project.

## OTHER

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

- Penn State Univ – Penntap:P2 Technical Assistance for Commercial Food & Beverage Facilities in Disadvantaged Communities Project (R)
- Gulisek Construction – Stamp Fill Site Project – New Sewickley Twp & NPDES Amendment (R)
- ALDI Inc. Saxonburg Div. – Franklin Twp – Construction of ALDI Inc in Franklin Twp. (R)
- Scarmazzi Homes - Courtyards at Legends LD Project in Hopewell Twp & NPDES permit (R)
- Pennko Properties, LLC – Chippewa Heights Plan – Chippewa Twp & NPDES permit (R)
- Brighton Twp – Crandon Circle Stormwater Basin Project in Brighton Twp & Encroachment Permit (R)

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

- BC Conservation District – 2 Growing Greener Grants in North Sewickley Twp – consistency letter (R)

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

### Miscellaneous/Informational

- Open Board Seat – When asked by Mr. Rosatone, Ms. Vannoy said that she has someone in mind and is meeting with them later today to discuss.

## Adjournment

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