

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, August 15, 2023, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Kennedy and Vannoy; Mr. Ruppen

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

Mr. Rosatone expressed the condolences of the staff and board to Atty. Sam Orr in the passing of his wife, Eva Orr.

Guests and Public Comments: Jack Manning, BC Commissioner; Mr. Brett Schultz, of Weaver Homes (re: Meadow Crest Updated 537 Rev); and Laura Dengel

Approval of previous meeting minutes

A motion was made by Mr. Stuber and seconded by Mr. Dyrwal to approve the minutes of the July 18, 2023 meeting. Motion carried unanimously.

Mr. Rosatone adjusted the Agenda so that Mr. Schultz could summarize the Meadow Crest Updated 537 Revision in New Sewickley Twp. **Proposed 537 Revision – Sewage Facilities Planning Modules** - New Sewickley Twp – Meadow Crest – Updated 537 Revision - After Staff comments, Mr. Schultz summarized the revision. A motion was made by Mr. Dyrwal and seconded by Mr. Stuber to accept staff comments and forward to the applicant. Motion carried unanimously. The Board thanked Mr. Schultz for coming in to explain this.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant – meetings are ongoing to discuss projects. Steering Committee meeting at 3 pm on 8-15-23 and Public Engagement meeting at 6 pm.

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

GIS Update – Nothing to report.

Freight Plan – Nothing to report.

Beaver County Comprehensive Plan Update – Stakeholder interviews are underway. Continue to discuss progress with consultant. Next Steering Committee Meeting will be 8-15-23 after BCPC meeting.

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

SPC & PA State Planning Director’s Meetings – Census Urbanized Area Boundary Update (GIS). SPC’s environmental programming and water resources planning. Regional Digital navigator Model discussion. Next SPC Planning Directors meeting is 10-16-23. County Planning Directors meeting is 8-18-23 in State College. PA Planners Assn meeting in Scranton is Oct 15-17, 2023.

TTC and Regional Policy Comm SPC – TOC meeting scheduled for 8-16. TTC meeting scheduled for 8-17-23. July TTC – PPP meetings recap and actions on TIP from PennDOT districts.

Transportation – Brodhead Rd Smart Grant & SPC – UWP Reimbursement – Continue to attend meetings regarding HUD Community Project Funding Program. Met with PennDOT on 7-18 to discuss path forward with funding.

NEW BUSINESS
Development

Subdivisions for Review and Report (Major)

Yuhasz Plan

Center Twp 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 Center Twp. Motion carried unanimously.

Subdivisions for Review and Report (Minor)

Miller Consol Pl	FirstEnergy – Dam Rd Subdiv	Olson Minor Subdiv
Chippewa Twp	Greene Twp (Georgetown, Shippingport)	Independence Twp

Recommendations

Proposed Land Developments

Sheetz #223 Re-Build LD – Baden Boro; Wright Real Estate Development LLC LD – Baden Boro; Pittsburgh International Race Complex Storage Bldg LD – Big Beaver Boro; WVWA Interconnect Project LD – New Sewickley 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 municipalities. Motion carried unanimously.

Proposed Zoning Ordinances/Amendments - None

Notifications

(For information only – no action necessary)

Air Quality Permits

Monaca Boro – Colona Transfer, LP – Permit Renewal for Permit No. 04-00707.

Encroachment Permits

Franklin Twp – Franklin Twp – Permit for the Mecklem Lane Stream Enclosure Project.

NPDES Permits

Chippewa Twp – 76 RBG Development, LP – Permit for the Chippewa Retail Project.

New Sewickley Twp - Mark Worthing – Permit Renewal for Permit # PA0098914 – Unionville Works Facility.

New Sewickley Twp – PTV 1338 LLC – Permit for the Freedom Dollar General Project.

Railroad Permits

Darlington Twp – McCarter Transit Inc. – Permit to alter Y&S RR at-grade crossing (DOT 869 979).

Solid Waste Permits

North Sewickley Twp – Robert Urda – Repair to malfunctioning on lot system.

Other

7-27-23 – Clean Water Act Section 404 Public Notice for the Montgomery New River Chamber Construction Project.

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Monaca Boro – Monaca Water Transmission Replacement Project in Monaca Boro (R)
- New Sewickley Twp Municipal Auth – SR 989 Waterline Extension Project – New Sewickley Twp (R)
- New Sewickley Twp – Freedom Dollar General (PTV 1338 LLC) & NPDES permit (R)
- Big Beaver Boro – Pittsburgh International Race Complex Car Storage Buildings 2023 Project. (R)
- Chippewa Twp – 76 RBG Development, LP – Chippewa Retail Project & NPDES 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.

Miscellaneous/Informational

- 1 Open BCPC Board Seat – Mr. Rosatone asked that any candidates names be brought to the next meeting, so the Board can discuss.
- Guest Remarks – Appropriate time to Speak at meeting – Dan will get something written up and email to the Board members for their review. This will be discussed 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.