

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, Dec 19, 2023, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: 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
David Thompson Associate Planner/Redevelopment Specialist

Solicitor: Attorney Sam Orr

Guests and Public Comments: Jack Manning, BC Commissioner; and Mr. Bob Williams who will be joining the BCPC Board in 2024.

Approval of previous meeting minutes &

A motion was made by Mr. Stuber and seconded by Mr. Dyrwal to approve the minutes of the Nov 21, 2023 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant – Final grant closeout documentation submitted to EPA on 11-30. RFPs received for EPA Cleanup Grant.

Floodplain – Planning 2024 Spring Floodplain Mgmt. Course with PEMA. New PEMA NFIP Coordinator has been hired.

GIS Update – Nothing to report.

Beaver County Comprehensive Plan Update – Continue to discuss progress with consultant. Meeting with Consultant on 12-14-23.

Broadband Project – moving forward nicely.

SPC & PA State Planning Director’s Meetings – Next SPC Quarterly Planning Director’s mtg is 1-8-24. Next CPDAP is 2-2-24.

TTC and Regional Policy Comm SPC & UPWP Reimbursement - TTC meeting – discussed TIP Candidate Projects and funding sources.

TIP Meeting scheduled for 12-14-23. Will update Board.

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

Discussions with PennDOT & SPC regarding project for Broadhead Road.

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

Alex Duran Lot Consol Hopewell Twp	Derek Shipley Freedom Borough	Kendralla Lot Add Pl Chippewa Twp	McGrath Subdiv Brighton Twp
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Roberts Run Lot Consol Brighton Twp	Roberts Run Subdivision Brighton Twp	Pinehurst Village PH 1, Lot 9 Subd Ohioville Boro
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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)

Lucci-Young Lot Consol Center Twp	Daniel Duffy Pl #5 Franklin Twp	Frissora-Christy Lot Cons Hanover Twp	Tempalski Pl Raccoon Twp
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BV Power Station Pl 2 Shippingport Boro	Fertig Subdiv Ohioville Boro	Ryno Real Estate Subdiv Center Twp
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Recommendations

Proposed Land Developments - None

Proposed Zoning Ordinances/Amendments

Center Twp - 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.

Proposed 537 Revision

Vojnovich Plan – 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 applicant. Motion carried unanimously.

Notifications

Air Quality Permits

Center & Potter Twps – Shell Chemical Appalachia LLC – Permit for the Shell Polymers Monaca Site
Darlington Twp – Danzer Lumber North America Inc. – Permit Renewal for the Darlington Danzer's facility.
Rochester Twp – Sherwin Williams Company – Permit for the Rochester facility.

Encroachment Permits

North Sewickley Twp – North Sewickley Twp Water Auth – Permit for the Brush Creek Waterline Crossing Replacement.

NPDES Permits

Franklin Twp – Zelenople Airport – Permit for taxi lane, associated hangars and drainable facilities.

Railroad Permits

Shippingport Boro – Verizon PA LLC – Permit to cross CSX Railroad at R/W 3016 to place an aerial fiber optic cable.

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Zelenople Airport – Franklin Twp – taxi lane & associated hangars & drainage facilities & NPDES permit (R)
 - Ambridge Boro – 8th St. Road Improvements – PennDOT Multimodal Transportation Funds (R)
 - Roberts Run LLC – Brighton Twp 52 Lot residential Subdiv including roadways & public utilities, etc (R)
 - Beaver Boro – Lead Line Replacement – Commonwealth Finance Authority LSA, Statewide Grant
 - Big Beaver Boro – Hollovue Road Sewer Extension - Commonwealth Finance Authority LSA, Statewide Grant
 - Big Beaver Boro – Midvale Road Sewer Extension - Commonwealth Finance Authority LSA, Statewide Grant
 - Brighton Twp – Mini Grader Procurement - Commonwealth Finance Authority LSA, Statewide Grant
 - Brighton Twp – Gypsy Glen Stanpipe Improvements - Commonwealth Finance Authority LSA, Statewide Grant
 - Brighton Twp – Tuscarawas Road Waterline Improvements - Brighton Twp – Gypsy Glen Stanpipe Improvements - Commonwealth Finance Authority LSA, Statewide Grant
 - Brighton Twp – Two Mile Run Pollutant Reduction Plan Improvement - Commonwealth Finance Authority LSA, Statewide Grant
 - Hopewell Twp – Brodhead Road/Cherry Way Improvement Plan - Commonwealth Finance Authority LSA, Statewide Grant
 - Hopewell Twp – Brodhead Road Sidewalk Extension - Commonwealth Finance Authority LSA, Statewide Grant
 - Hopewell Twp – Raccoon Creek UV Disinfection - Commonwealth Finance Authority LSA, Statewide Grant
 - Hopewell Twp – Todd Road Recreation Complex Acquisition - Commonwealth Finance Authority LSA, Statewide Grant
 - Koppel Boro – Pennsylvania American Water – Wastewater Treatment Plant SBR and Digester Improvements
- 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

- Motion to reappoint Heather Harmon-Kennedy was made by Mr. Stuber and seconded by Mr. Dyrwal to another 4 year term expiring 12/31/2027 & notify the BOC. Motion carried unanimously.
- Time limit for guests to speak at meeting – 2nd reading (by Dan) and approval to add to By-Laws. Motion made by Mr. Dyrwal and 2nd by Mr. Stuber to incorporate into the By-Laws. Motion carried unanimously.

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. Happy Holiday wishes were exchanged by all.