

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, December 17, 2019, at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Attorney Kennedy and Ms. Vannoy Messrs. Mitch, Stuber, Bragg, and Rosatone

Absent: Ms. Charlton and Mr. Ruppen

Staff: Lance Grable Director, B C Office of Planning and Redevelopment **Absent**  
Joseph C. West Planning Director & Asst. Director of BC Office of Planning & Redevelopment  
Susan M. Jamery Senior Administrative Assistant - **Absent**  
Frank Vescio Planning Assistant/GIS Coordinator  
Dan Distler Environmental Planner/Redevelopment Specialist

Solicitor: Attorney Sam Orr

Guests: Heather Humbert BC Conservation District

**Approval of previous meeting minutes**

A motion was made by Mr. Rosatone and seconded by Mr. Bragg, to approve the minutes of the November 19, 2019 meeting. Motion carried unanimously.

**OLD BUSINESS**

**Projects Status:** Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

Floodplain – Nothing to report.

Possible EPA Brownfields Assessment Coalition Grant – BC applied on 12-3-19 for \$600,000 funding.

GIS Update – On 12-5-19, the California Univ. intern presented a Lucis project (land use tool ranking system to identify the best land use for a particular parcel) to the OPR staff.

Eagle View Pictometry- Nothing to report

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Nothing to report.

MS4 – Nothing to report.

Beaver County Comprehensive Plan Update – On 12-6-19 a FOCUS Holiday Event was held in Bridgewater.

Census 2020 – Nothing to report.

Transportation – Joe reported that on Wednesday December 11, 2019 Joe and BCPC OPR Staff met with the BOC, Municipal Officials, PennDOT Officials, and Andy Waple with SPC concerning applying for funds through the SPC Livability Through Smart Transportation (SMART) Program for a study of Brodhead Road.

On Tuesday, December 3, 2019 Beaver County in c/o the Beaver County Planning Commission applied for a \$600,000 EPA Brownfield Assessment Coalition grant funding. The funding can be used for environmental investigations and assessments, remedial planning, and broad range of reuse planning activities for brownfield sites. Joe asked that a motion be made for the BCPC to support the submission of an EPA Brownfields Grant. A motion was made by Mr. Stuber and seconded by Mr. Bragg to apply for a \$600,000 EPA Brownfield Assessment Coalition grant. Motion carried unanimously.

A motion was made by Mr. Rosatone and second by Mr. Mitch to apply for funds through the SPC Livability Smart Transportation (SMART) Program for a study of Brodhead Road. The motion carried unanimously.

**NEW BUSINESS**

**Development**

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

Highland Meadows PRD	Village of Riverside – Bluffs RD	Village of Riverside – Bluffs RD
Center Twp 28 Lots	6 <sup>th</sup> Amend – Lot 102, Center Twp 5 Lots	7 <sup>th</sup> Amend – Lot 108, Center Twp 5 Lots

Siegal Pl #4	RASJ/Freedom Pl	Swiontek Subdiv	Enterprise Bank Pl
Franklin Twp 3 Lots	Freedom Boro 3 Lots	Independence Twp 3 Lots	Rochester Boro 6 Lots

After staff's review, a motion was made by Mr. Stuber and seconded by Mr. Bragg to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

**Subdivisions for Review and Report (Minor)***(for information only; no action necessary)*

Beaver County Pl #2 Brighton Twp	Deerfield Preserve Pl Brighton Twp	Mt Pleasant Farms Subd Brighton Twp	Ferguson Pl Darlington Twp
Gromacki Pl New Sewickley Twp	Rombold Plan New Sewickley Twp	Roncevich Plan New Sewickley Twp	

**Recommendations****Proposed Zoning Ordinances/Amendments**

North Sewickley Twp - After staff's review, a motion was made by Mr. Rosatone and seconded by Mr. Bragg to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

**Notifications****Air Quality Permits**

Marion Twp – VEKA Inc. – Permit for the Lamination Line installation project.

**Encroachment Permits**

Frankfort Springs & Hanover Twp – MarkWest Liberty Midstream – Mulert Well to Fay Well Pipeline GP-4 Project

**NPDES Permits**

Brighton Twp – Clover Communities Brighton, LLC – Permit for construction of a 116 unit apartment building project.

Economy Boro – PennDOT – Permit for SR 4036 – Sec A09- Bridge Replacement over Big Sewickley Creek project.

**Oil & Gas Permits**

Independence Twp – Shell Pipeline Company, LP – Permit for the Falcon Ethane Pipeline System Project

Independence Twp – Range Resources – Independence 70 to Seibel Temporary Waterline Project

**Water Management Permits**

Potter Twp - BASF – Sanitary Wastewater Pump Station – Facility Abandonment

**OTHER****Consistency/General Comment Letters - (Approval/Ratification)**

- C&S Engineers - Clover Communities Brighton, LLC Project – Brighton Twp & NPDES permit (R)
- Patterson Twp – Lindsay Drive Storm Sewer Improvements – PA Small Water & Sewer Program (R)
- New Sewickley Twp – Lovi Rd & Freedom Crider Rd – Intersection Improve. – Multimodal Transportation Grant (R)
- PennDOT – SR 4036, Sec A09 – Bridge Replacement over Big Sewickley Creek – Economy Boro & NPDES Permit (R)
- Harmony Twp – 8<sup>th</sup> St. Storm & Sanitary Reconstruction Project – PA Small Water & Sewer Program (R)
- Leet Twp Mun Auth – Sanitary Sewer System Improvements Project - PA Small Water & Sewer Program (R)
- BASF – Sanitary Wastewater Pump Station – Facility Abandonment – Potter Twp & water quality permit (R)
- Center Twp San Auth – Moon Run Interceptor Improve Project – Lower Portion – PA Small Water & Sewer Program (R)
- Center Twp San Auth – Moon Run Interceptor Improvements Project – PA H2O Program (R)
- Center Twp San Auth – Elkhorn Run Sewage Treatment Headworks Improv Project – PA Small Water & Sewer Prog (R)
- Koppel Boro – Arthur Street Storm Sewer Improvements Project– PA Small Water & Sewer Program (R)
- Rochester Boro Sewer & Maint Auth – 2020 Storm System Improvements Project (R)
- Aliquippa Mun Water Auth – Patterson Drive Water line Replacement Project – PA Small Water & Sewer Program (R)
- Aliquippa Mun Water Auth – Sheffield Terrace Booster Station Replacement Project – PA H2O Program (R)
- Dominion Energy Transmission Inc. – West Loop Project 657 PA Pipeline – various areas in BC (R)
- Advance the Kingdom – Historical Properties in BC Project – support ltr (R)

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

**Miscellaneous/Informational**

- Open Board Seat on BCPC
- BCPC Annual Report – staff is working on the draft.

**Adjournment**

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