

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

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

Absent: Ms. Kennedy and 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

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 the Aug 15, 2023 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant – Update from 8-15-23 Steering Committee Meeting. Public Engagement Meeting. Field visit to Darlington Brick Yard. Current Grant Closes 9-30-23.

Floodplain – PAFPM Annual Conference is Sept 26-27. Discussion with Water Resources Manager at SPC regarding educational possibilities.

GIS Update – Nothing to report.

Freight Plan – nothing to report

Beaver County Comprehensive Plan Update – Consultant toured County the week of Aug 28. Continue to discuss progress with consultant. Next Steering Committee Meeting will be 9-19th after BCPC Meeting.

Broadband Project – continues to move forward. Lance will provide and update.

SPC & PA State Planning Director’s Meetings -Attended 8-18 CPDAP Meeting in State College – will provide an update. Next SPC Planning Directors Meeting is 10-16. PA Planners Assn Meeting in Scranton is Oct. 15-17.

TTC & Regional Policy Comm SPC – TOC Scheduled for 9-13. TTC scheduled for 9-14. TIP Workgroup Meeting 9-21 District Office.

Transportation – Brodhead Rd Smart Grant & SPC – UWP Reimbursement –Continue to attend meetings regarding HUD Community Project Funding Program. Met with Grant Advisor to have some of our questions answered.

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

Chippewa Trails Amend 22, Lot 50	Mitch Subdiv Pl # 2023	Bishop Pl
Chippewa Twp 4 Lots	Chippewa Twp 4 Lots	Economy Boro 3 Lots

JSY Subdiv & Consol Pl	Mammone Lot Consol Pl
Independence Twp 3 Lots	Rochester Twp 3 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)

Bikop Lot Consol	Baldwin Subdiv 1	McElhaney Pl #2
Big Beaver Boro	Darlington Twp	Greene Twp
Mercer Minor Subiv	Judith Eaton Pl	Harlane Kennels Pl #4
Greene Twp	Independence Twp	Independence Twp

Recommendations

Proposed Land Developments - None

Proposed Zoning Ordinances/Amendments

Beaver Boro and Beaver Falls City - 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.

Proposed 537 Revision – Sewage Facilities Planning Modules

Aliquippa City- Versatex, and North Sewickley Twp – Douglass Subdiv & Consol Pl - 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.

Proposed Agricultural Security Areas - None

Notifications

Air Quality Permits

Hopewell Twp – Sardello, Inc. – Renewal for Permit # 04-00734.

NPDES Permits

Center Twp – Center Twp -Permit for the Center Twp Municipal Complex Construction Project.

Other

8-24-23 – PADEP Tech Deficiency letter – Little Blue Run Residual Waste Disposal Impoundment – Greene Twp.

8-14-23 Energy Transfer Letter– re: Sunoco Pipeline Mowing- 133 Friendship Circle, Beaver PA

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Center Twp Water Auth – Center Grange Waterline Improvements Project – Center Twp (R)
- Center Twp – Center Twp – Bituminous trail and changes to the municipal bldg. footprint Project – Center Twp (R)

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

Miscellaneous/Informational

- One Open Board Seat – Mr. Rosatone asked if anyone had any candidates to bring the names to next month's meeting. Mr. Rosatone will talk to Dr. Davis to see if he has any recommendations. Ms. Vannoy also has 3 names which she will contact and get some info and ask if they are interested in serving on the BCPC Board. When Mr. Ruppen asked if there is a place on the County website for interested individuals to submit their name, Frank V. replied that this is on the website.
- Appropriate time for guest to speak at meeting – Dan and Atty Orr discussed this and it is covered in the PA Sunshine Law. They suggest 3 minutes for guests to speak at meetings, but Dan and Atty Orr think that 5 minutes is more practical. They will write something up for next meeting where the Board members can approve this and it will be added to the By-Laws.

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.