

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, January 16, 2024, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Dixon & Kennedy; Messrs. Stuber 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
David Thompson Associate Planner/Redevelopment Specialist

Solicitor: Attorney Sam Orr

Guests and Public Comments: Jack Manning, BC Commissioner

Approval of previous meeting minutes &

A motion was made by Mr. Dyrwal and seconded by Ms. Vannoy to approve the minutes of the Dec. 19, 2023 meeting. Mr. Williams abstained and the Motion carried.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant – RFPs for EPA Cleanup Grant have been reviewed.

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

GIS Update – Nothing to report.

Freight Plan – Nothing to report.

Beaver County Comprehensive Plan Update – Continue to discuss progress with consultant. Check in Meeting with consultant is 1-11-24. Steering Committee Meeting is 1-16-24.

Broadband Project – Lance will provide an update. Project is moving ahead nicely.

SPC & PA State Planning Director’s Meetings – Next SPC Quarterly Planning Directors mtg is 1-8-24, will update the Board. Next DPDAP meeting is 2-2-24.

TTC and Regional Policy Comm SPC – TTC Meeting – no new updates. Next meeting is 1-17-24. TIP meeting is 2-23-24.

Transportation – Brodhead Rd Smart Grant & SPC – UWP Reimbursement – Continue to attend meetings regarding HUD Community Project Funding Program. Meeting 1-11-24 with PennDOT and SPC regarding project for Brodhead Road.

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

Davies Minor subdiv *Meadowcrest Plan - 1-16-24 – Moved to 2-20-24 BCPC meeting*
Darlington Twp 3 Lots *New Sewickley Twp 219 Lots*

After staff’s review, a motion was made by Mr. Dyrwal and seconded by Mr. Williams to accept staff comments and forward to Darlington Twp. Motion carried unanimously.

Subdivisions for Review and Report (Minor)

Judith Eaton Pl
Independence Twp

Recommendations

Proposed Land Developments

Meadowcrest LP LD – New Sewickley Twp - This Land Development has been moved to the 2-20-24 BCPC meeting.

Proposed Zoning Ordinances/Amendments

Franklin Twp - After staff's review, a motion was made by Mr. Williams and seconded by Mr. Dyrwal to accept staff comments and forward to the applicant. Motion carried unanimously.

Proposed 537 Revision – Sewage Facilities Planning Modules - None

Proposed Agricultural Security Areas - None

Notifications

Air Quality Permits

Beaver Falls – SA Recycling – Permit Revision to address potential VOC emissions from their Beaver Falls facility.

Darlington Twp – Desotec US LLC – Permit Renewal & Permit Modification for their facility located at 118 Park Road.

Encroachment Permits

North Sewickley Twp – Rob Wright – Permit for the Wright Brothers Dairy Farm Project.

NPDES Permits

New Sewickley Twp – Robert Anzio – Permit Renewal for the Holly Hill Mobile Home Park.

Water Quality Permits

Economy Boro – Economy Boro Mun Auth – Permit for the UV Disinfection System Improvements Project.

Marion Twp – Veka Inc. – Permit for their facility located at 100 Veka Drive.

Water Withdrawal Permits

Marion Twp – PennEnergy Resources – Permit to withdraw approx. 2,000,000 gallons per day from Connoquenessing Creek.

Other

12-8-23– PA DEP Construct Certif Report PH 3, Cell 4c; Joseph J Brunner Inc Brunner Mun Waste Landfill – New Sewickley Twp

1-3-24 – Sec. 106 notification – Crown Castle USA, Inc. – communications tower modifications at 86 Tuscarawas Rd, Beaver, PA

1-4-24 – Little Blue Run Disposal Impoundment – Semi-Annual Progress Report – Greene Twp

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Rob Wright - Wright Brothers Dairy Farm project – North Sewickley Twp
- Columbia Gas of PA – Install 3500 Linear ft of plastic pipeline via open cut methods -North Sew Twp & Ellwood City Boro
- Sheetz, Inc. – Vanport Twp – Sheetz Store Project

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

Miscellaneous/Informational

- 2023 BCPC Annual Report – Staff is working on the Annual Report and plans to bring it to the next meeting for the Board's review. Dan asked if the Board would like to write something up for "The Board's Message" to include in the Annual Report. The Board will get this to Dan before the 2-20-24 BCPC meeting.
- 2024 BCPC Meeting Dates Listing is provided in the packet.

Adjournment

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