

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, March 21, 2023, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Dixon 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: None

**Approval of previous meeting minutes**

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

**OLD BUSINESS**

**Projects Status:** Staff noted:

Stormwater Management Project (Act 167) – Seeking funding opportunities for Phase II.

EPA Brownfields Grant – Met with SGA to discuss allocation of remaining funds. Potential site visit to Darlington Brick Yard – 3-16-23.

Floodplain – PEMA has announced several training opportunities.

GIS Update – Switching software from ARCmap to ARCpro soon. Met with GIS Consultant on 3-16-23.

Appalachian Regional Commission (ARC) – Open enrollment for 2023 FY. We are currently unaware of any BC projects. SPC will notify us of any applications received.

Freight Plan – Meeting held 3-8-23. Port of Pittsburgh update and Truck Parking Study underway.

Beaver County Comprehensive Plan Update – Continues to move forward.

Broadband Project – Lance will provide and update.

SPC & PA State Planning Director’s Meetings -Nothing to report.

TTC and Regional Policy Comm SPC – SR 18 Corridor Study is completed from SR 551 to SR 351. Better Access to businesses along the corridor. Safer lanes for left hand turns. Maintenance and drainage.

Transportation – Brodhead Rd Smart Grant & SPC – UWP Reimbursement – We have reached out to address the betterment project and select an alternative to Admiral Street. Congressional Appropriation from Community Project Funding Program.

**NEW BUSINESS**

**Development**

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

Demarco Subdiv	Northern Lights Pl # 2	Schaeffer-Dickson Pl
Center Twp 3 Lots	Economy Boro 8 Lots	Franklin Twp 3 Lots

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

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

Adkins Lot Consol Pl	Chippewa Trails Amend 18, Lot 8	Freed Lot Consol
Center Twp	Chippewa Twp	Chippewa Twp
Kovach Consol Pl	Pitchford Pl #2	Teets Pl #3 Rev
Economy Boro	Franklin Twp	New Sewickley Twp
Bauman Lot Consol Pl	Bonzo Lot Line Rev #2	Pinehurst Village Ph I Lt 6
North Sewickley Twp	North Sewickley Twp	Ohioville Boro

## Recommendations

### Proposed Land Developments

Aliquippa City – US Gypsum Storage Shed Expansion LD - After staff's review, a motion was made by Mr. Ruppen and seconded by Mr. Stuber to accept staff comments and forward to Aliquippa. Motion carried unanimously.

### Proposed Zoning Ordinances/Amendments

Multi Municipal Zoning Ordinance (Fallston & New Brighton Boros; Daugherty & Pulaski Twps) - After staff's review, a motion was made by Mr. Dyrwal and seconded by Mr. Ruppen to accept staff comments and forward to the applicant. Motion carried unanimously.

### Proposed 537 Revision – Sewage Facilities Planning Modules

Big Beaver Boro – Lindy Paving Office Expansion - 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 Agricultural Security Areas - None

## Notifications

### Encroachment Permits

Aliquippa City – Aliquippa Mun Water Auth – Permit for the Hollywood Sanitary Sewer Improvements Project.  
Brighton Twp – BC Dept of Public Works – Permit for the Bradys Run Park Sanitary Sewer Project  
Brighton & Patterson Twps – Beaver Falls Mun Auth – Permit for the Bradys Run Main Replacement Project  
Economy Boro – PennEnergy Resources LLC – Permit for the B50 Truck Terminal & Temporary Waterline Project.  
White Twp – White Twp – Permit for the 12<sup>th</sup> Avenue Bridge Replacement Project.

### NPDES Permits

Brighton Twp – BC Dept of Public Works – Permit for the Bradys Run Park Sanitary Sewer Project  
New Sewickley Twp – Joseph J. Brunner, Inc. – Permit Renewal for Permit No. PA506116.

### Solid Waste Permits

Greene Twp – LBR Acquisition Co – Permit Renewal for Little Blue Run Disposal Area (Permit No. 300558).

### Water Quality Permits

Bridgewater Boro – Beaver Boro Mun Auth – Permit for the Wastewater Treatment Plant Upgrades Project.  
Brighton & Patterson Twps – BC Dept of Public Works – Permit for the Bradys Run Park Low Pressure Sewer Main Project.

### Water Management Permits

Economy Boro – PennEnergy Resources LLC – Permit Amendment for water withdrawal from Big Sewickley Creek.

### Other

2-14-23 DEP Itr – B&W EAF Dust Landfill – Post closure Permit Renewal (Permit No PAD987335379). Koppel & Big Beaver.  
2-16-24 Itr – PennDOT road work – Beaver -SR 4018 (Park Rd); and SR 4020 (Dutch Ridge Rd); starting 3-3-203 thru 10-26-23  
3-3-23 DEP Itr – Range Resources Appalachia, LLC – Seibel Tank Pad – Independence Twp – Construction Certification Report

## OTHER

### Consistency/General Comment Letters - (Approval/Ratification)

- Beaver Falls Mun Auth – Bradys Run Main Replacement Project – Brighton & Patterson Twps & encroachment permit (R)
- Marion Twp – Herman Road Waterline Project – PA Small Water & Sewer Program (R)
- White Twp – 12<sup>th</sup> Avenue Bridge Replacement Project – White Twp & encroachment permit (R)
- Brighton Twp – BC Dept of Public Works – Bradys Run Park Sanitary Sewer Project & encroachment & NPDES permits (R)

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

### Miscellaneous/Informational

- 1 Open BCPC Board Seat - Mr. Rosatone spoke to Rep. Marshall and Sen. Vogel regarding potential board members. Rep Marshall will get back to him with a name or two. Mr. Rosatone will submit the name(s) to Ms. Vannoy & Mr. Ruppen.
- 2022 BCPC Annual Report - The Annual Report was submitted to the BOC on 2-28-23.

## Adjournment

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