

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, Oct 17, 2023, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Dixon and Kennedy; Mr. Wells

Staff: Lance Grable Director, B C Office of Planning and Redevelopment - Absent  
Dan Distler Planning Director & Asst. Director of BC Office of Planning & Redevelopment - Absent  
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 Sept. 19, 2023 meeting. Motion carried unanimously.

Welcome to BCPC's new employee, David Thompson. David is filling the position left open by Dan's promotion. We are happy to welcome David aboard and look forward to working with him.

**OLD BUSINESS**

**Projects Status:** Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant – Final process for Grant closeout.

Floodplain – Attended PAFPM Annual Conference, Sept 26-27. Planning 2024 Spring Floodplain Management Course with PEMA.

GIS Update – Nothing to report.

Beaver County Comprehensive Plan Update – Continue to discuss progress with consultant.

Broadband Project – moving forward nicely.

SPC & PA State Planning Director's Meetings -Dan & Lance are attending the PA Planners Assoc. meeting in Scranton, PA.

TTC and Regional Policy Comm SPC & UPWP Reimbursement - TOC scheduled for 10-11; TTC scheduled for 10-12; Regional Advisory Comm -10-23. Will give an update on these at the November meeting.

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

**NEW BUSINESS**  
**Development**

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

Town Center Assoc Subd	Apostolis (Athens Fam. Res.) Pl	Gateway Rehab Consol Pl
Beaver Boro 8 Lots	Beaver Falls City 4 Lots	Center Twp 6 Lots

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)**

Jill Cefola Plan Center Twp	Kenson Plan Chippewa Twp	Thomas Plan Chippewa Twp
Vera Prisuta Trust Pl #3 Lot A Daugherty Twp	Vera Prisuta Trust Pl #3 Lot 1 North Sewickley Twp	Ramer Lot Consol Patterson Twp
Mihalik Plan Raccoon Twp	Ware Consol Pl Raccoon Twp	JRZ Properties LLC Subd South Heights Boro

### **Recommendations**

#### **Proposed Land Developments**

Beaver Boro - Town Center Assoc LD; Center Twp – Gateway Rehab Adolescent Bldg LD; New Sewickley Twp – Freedom Dollar General LD - 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.

#### **Proposed Zoning Ordinances/Amendments - None**

#### **Proposed 537 Revision – Sewage Facilities Planning Modules – None**

#### **Proposed Agricultural Security Areas**

Darlington Twp - 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.

### **Notifications**

#### **Air Quality Permits**

Aliquippa City – US Gypsum Co – Permit renewal for the US Gypsum Co Aliquippa facility.

#### **Encroachment Permits**

Independence Twp – Range Resources Appalachia, LLC – Permit for the Miller Ralph 18119 Well Site Project.

#### **NPDES Permits**

Economy Boro – Economy Boro Mun Auth – Permit for Big Sewickley Creek Wastewater Treatment Plant facility.

Potter Twp – US Army Corps of Engineers, Pgh Dist – Montgomery Locks & Dam – Concrete Batch Plant Project.

#### **Oil & Gas Permits**

Independence Twp – MarkWest Liberty Midstream - Permit renewal for the McMichael Compressor Station.

#### **Water Quality Permits**

Chippewa Twp – Bradys Run Sanitary Auth – Permit for the Rt 51 Pump Station Upgrade Project.

Koppel Boro – PA American Water Co – Permit for the Koppel Wastewater Plant Comminutor Replacement Project.

### **OTHER**

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

- Great Living, LLC – Goldenrod Development Project – North Sewickley Twp (R)
  - PA American Water Co–Koppel Wastewater T P Comminutor Replacement Project & Water quality permit– Koppel Boro (R)
  - Brighton Twp – DCED Local Share Acct Statewide Grant – Brighton Social Hall Renovation Project (R)
  - Potter Twp – US Army Corps – Montgomery Locks/Dam – Concrete Batch Plant Project & NPDEs permit – Potter Twp (R)
- A motion was made by Ms. Vannoy and seconded by Mr. Dyrwal to accept/ratify the above letters and the motion carried unanimously.

#### **Miscellaneous/Informational**

- Board members Terms expiring 12/31/2023 – Ms. Vannoy and Mr. Ruppen - The Board directed staff to send a recommendation to the BOC to re-appoint Ms. Vannoy and Mr. Ruppen to another 4 year term expiring 12/31/27.
- Nominating Committee – This will be discussed at the November 2023 BCPC meeting.
- 1 Open Board Seat – Ms. Vannoy has a candidate. Mr. Rosatone asked her to get the info to Dan and they will discuss at the next BCPC meeting.
- Time limit for guests to speak at meeting – Dan & Atty. Orr developed guidelines for guest speaking at the BCPC meetings. They were distributed at the meeting, and emailed to the Board members for review. Board can review and a discussion/vote will be taken at the November meeting, and a final vote taken at the December meeting for approval.

### **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.