

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, November 19, 2019, at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Charlton and Kennedy Messrs. Bragg, Mitch, Ruppen and Stuber

Absent: Ms. Vannoy & Mr. Rosatone

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

Solicitor: Attorney Sam Orr

Guests: Heather Humbert, of BC Conservation District

**Approval of previous meeting minutes**

A motion was made by Mr. Stuber and seconded by Mr. Bragg to approve the minutes of the October 15, 2019 meeting. Motion carried unanimously.

**OLD BUSINESS**

**Projects Status:** Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

Floodplain – Nothing to report.

GIS Update – Nothing to report.

Eagle View Pictometry-

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Nothing to report.

MS4 – Nothing to report.

Beaver County Comprehensive Plan Update – Brief get together for those on the Focus groups to be held in December 2019.

Census 2020 - Joe met Katie Davie & Rachel E’Onofrio, Partnership Specialists for the Census, and introduced them to the BC BOC at the 10-23-19 Workshop. On 10-7-19 Colin Sisk, of CCBC informed Joe of the topics that will be discussed at the 10-9-19 meeting.

Transportation – Kevin Bowser & Rep. Rob Matzie arranged a 10-25-19 meeting at the BOC Conf. Room to discuss the TIP process.

Possible EPA Brownfields Grant - Lance mentioned that another round of funding is available and we plan to apply for a coalition grant for Midland, Beaver Falls and Beaver County.

**NEW BUSINESS**

**Development**

**Subdivisions for Review and Report (No Municipal Subdivision Ordinance)**

Pezzella Plan

Pulaski Twp 2 Lots

After staff’s review, a motion was made by Ms. Charlton and seconded by Mr. Mitch to accept staff comments and forward to Pulaski Twp. Motion carried unanimously.

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

Geneva Arms & Young Hall Sub Bowser Consol Pl Kincade Consol Pl Skowvron, Krul, Schrock Pl

Beaver Falls 6 Lots Chippewa Twp 6 Lots Chippewa Twp 4 Lots Hanover Twp 5 Lots

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

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

BF Jones Mem Library Subdiv Moritz-Diesling Pl Kovacevic/Harper Pl Turner/Jones Consol Pl

Aliquippa City Brighton Twp Center Twp Center Twp

Jodikinos Plan Wenzel Pl #2 Glover Plan Cole Lot Consol Pl

Hanover Twp Marion Twp North Sewickley Twp South Beaver Twp

### Recommendations

#### Proposed Land Developments

Aliquippa City – BF Jones Memorial Library Parking Lot LD  
Beaver Falls City – Beaver County Collision LD  
Beaver Falls City – Geneva College – Arms & Young Hall Improvements LD  
Brighton Twp – Clover Communities Brighton – Senior Housing LD  
Chippewa Twp – Bowser Chevrolet LD

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

### Notifications

#### Air Quality Permits

East Rochester Boro – Lacock Cremation Services – Permit # 04-00673 Renewal  
Industry Boro – Watco Companies – Permit for their facility located at 2701 Rt 68 West, Industry, PA.

#### Encroachment Permits

Darlington Twp – Sunoco Pipeline LP – Permit for the Hudson to Allegheny Pipeline Repair  
Franklin Twp – PennDOT – SR 0168 Maintenance Project

#### NPDES Permits

Freedom/Rochester - Ashland LLC – Antea Group – Permit for the Freedom facility.  
Midland Boro – Watco Transloading, LC – Permit for Concrete Plant Facility  
Monaca Boro – JGVD LP – Permit for the ATI Building #5 Project.  
Potter Twp – Rettop Development Corp – Permit for their proposed residential development project.

#### Oil & Gas Permits

Economy Boro – PennEnergy Resources, LLC – PER B46 – Well 1H, 2H, 3H,4H, 5H, 6H, 9H & 10H Project

#### Other

10-3-19 PA DEP ltr re: Valley Waste Transfer Facility – Big Beaver /West Mayfield/Chippewa – notice of incomplete application & application Acceptance 10-25-19 ltr  
10-21-19 Atty Patterson ltr – Amb Boro Zoning Hearing Bd – Beemac Trucking hearing – 11-13-19 Amb Boro Bldg at 6:15 pm

### OTHER

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

- PennDOT – Franklin Twp – SR 0168 Maintenance Project & encroachment permit (R)
- Brighton Twp Mun Auth – Pine Street Waterline Replacement Project – PA Small Water & Sewer Grant (R)
- Midland Boro – Watco Transloading, LLC - Concrete Batch Plant Project & NPDES Permit (R)
- White Twp – 12<sup>th</sup> Ave. Bridge Replacement Project – Multimodal Transportation Grant Funding (A)
- Patterson Twp – Darlington Rd. Sidewalk Improvements Project – Multimodal Transportation Grant Funding (A)
- Cessna Hospitality – US Small Business Adm funding – support letter – Chippewa Twp (R)
- JGVD LP – Monaca Boro – ATI Building #5 Project (A)
- Brighton Twp Sewage Auth – Dawson Ridge Pump Station Repair Project – Brighton Twp (R)

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

#### Miscellaneous/Informational

- Open Board Seat on BCPC – Mr. Mitch submitted a prospective board member's name and Mr. Ruppen will contact her to see if she is still interested. If so, a recommendation will be submitted to the BOC to appoint her to fill the BCPC open seat.
- Nomination of Officers for BCPC Board – A motion was made by Mr. Mitch and seconded by Mr. Bragg to keep the current officers in place as this is their first year of service. Motion carried unanimously.
- BC Conservation Dist Update – Heather reported that they are looking for a new manager and some current staff is receiving additional training.

### Adjournment

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