

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, February 20, 2024, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Dixon, 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
David Thompson Associate Planner/Redevelopment Specialist

Solicitor: Attorney Sam Orr

Guests and Public Comments: Re - Meadowcrest Project - Brett Schultz of Weaver Homes; Laura Dengel;
And RE - Sheetz LD Project - Atty Ryan Wotus of Goldberg, Kamin & Garvin (GKG) LLP, and Kevin Drozin of MS Consultants

Approval of previous meeting minutes

A motion was made by Mr. Williams and seconded by Mr. Stuber to approve the minutes of the January 16, 2024 meeting. Motion carried unanimously.

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, consultant has been selected.

Floodplain – Planning 2024 Spring Floodplain Management Course with PEMA.

GIS Update – Nothing to report.

Freight Plan – Universal public transportation pay system throughout region. Truck Parking. Climate Pollution and Reduction Program grant – SPC Received grant funding to complete a regional DPRP study.

Beaver County Comprehensive Plan Update –

Broadband Project – Lance will provide an update.

SPC & PA State Planning Director’s Meetings – SPC Quarterly Planning Director’s Meeting – Grant updates. CPDAP held Feb 2 – Talking Points – Solar decommissioning legislation, DCNR recreation growth roadmap, State Broadband update.

TTC and Regional Policy Comm SPC – TTC Meeting – PennDOT District Amendments to TIP, Discussion of SPC Competitive programs, calibrate TIP into Long Range Transportation Plan. TIP Meeting Scheduled for Feb 23.

Transportation – Broadhead Rd Smart Grant & SPC – UWP Reimbursement – Continue to attend meetings regarding HUD Community Project Funding Program. Meeting with PennDOT and SPC regarding project for Broadhead Road – discussion of development a project on Broadhead Road.

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

Chippewa Trails Amend 24, Lot 48	Three Rivers Ranch Residential Subd	Meadowcrest Plan
Chippewa Twp 4 Lots	Independence Twp 3 Lots	New Sewickley Twp 118 Lots

After staff’s review, a motion was made by Mr. Dyrwal and seconded by Mr. Williams to accept staff comments and forward to the respective municipalities, along with the lot number correction (118 lots) on the Meadowcrest Plan. Motion carried unanimously.

Subdivisions for Review and Report (Minor)

Rakosnik Minor Subdiv	Cummins Consol Pl	Hallman Pl (Aldi #35)
Big Beaver Boro	Daugherty Twp	Franklin Twp
Monaca Lofts Consol Pl	Sproull Pl #3 Rev	Minerva Rev Trust (Sheetz) Subdiv
Monaca Boro	Ohioville Boro	Vanport Twp

Recommendations

Proposed Land Developments

New Sewickley Twp – Meadowcrest LP LD – Brett Schultz of Weaver Homes explained this project and Laura Dengel had some questions and comments. (She spoke for approx. 6 minutes). Mr. Rosatone advised her to also speak with the municipal governing body as the BCPC is only a recommending agency, and any approval is done by the municipality.

Vanport Twp – Sheetz Vanport LD Ryan Wotus of GKG, LLP and Kevin Drozin of MS Consultants explained this project.

After staffs review, and an explanation of the respective projects a motion was made by Mr. Williams and seconded by Mr. Stuber to accept staff comments and forward to the respective municipalities.

Proposed Zoning Ordinances/Amendments - None

Proposed 537 Revision – Sewage Facilities Planning Modules - None

Proposed Agricultural Security Areas - None

Notifications

Air Quality Permits

Beaver Falls City – McDanel Advanced Ceramic Tech, LLC (dba - McDanel Advanced Material Tech – Renewal Permit.

Koppel Boro – Harsco Environmental – Permit Renewal for their Slag Screening plant in Koppel.

Encroachment Permits

Brighton Twp – Brighton Twp – Permit for the Crandon Circle Stormwater Detention Basin Project.

Chippewa Twp – 76 RBG Development, LP – Permit for the Crossings at Chippewa Project.

Hanover Twp – MarkWest Liberty Midstream and Resources, LLC – Permit for the Mulert Well to Fay Well Pipeline Project.

Hanover Twp – MarkWest Liberty Midstream and Resources, LLC – Permit for the Littell Bend Pipeline Project.

Hopewell Twp & Aliquippa – Mun Water Auth of Aliquippa – Permit for the Golf Course Rd. Waterline Replacement Project.

NPDES Permits

Independence Twp – Meredith Koon – Permit for the Koon Property 500 gpd single residence sewage treatment plant.

South Beaver Twp – Jack’s Independent Serv Inc. – 5 Year Renewal Permit.

Water Quality Permits

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Public Water Supply Permits

Industry Boro – Industry Boro Mun Auth – Permit for the IBMA Water Treatment Plant Improvements Project.

Other

1-8-24 – PA American Water - PA Storage Tank & Spill Prevential Act – Annual Notification of Downstream Users (3)

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Aliquippa Mun Water Auth – Golf Course Rd Waterline Replace Project – Hopewell & Aliquippa & encroachment permit (R)
- 72 Steel LLC – Steel Recycling Center Project – Aliquippa City (R)
- 76 RBG Development, LP – Crossings at Chippewa Project – Chippewa Twp & encroachment permit (R)
- Brighton Twp – Crandon Circle Stormwater Detention Basin Project – Brighton Twp & encroachment permit (R)
- Peoples Natural Gas Co LLC – Existing Gas line Right of Way Project – Potter & Center Twps (R)
- Wright Brothers Dairy Farm – North Sewickley Twp – letter of support (R)
- MarkWest Liberty Midstream & Resources – Littell Bend Pipeline Pipeline Project & encroachment permit (R)

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

Miscellaneous/Informational

- 2023 BCPC Annual Report – The Annual Report was presented to the Board. The Board thanked staff for a nice job on the Annual Report. A motion was made by Mr. Williams and seconded by Mr. Dyrwal to accept the Annual report and submit to the BOC before the 3-1-24 deadline. Motion carried unanimously.

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.