

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, April 19, 2022, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Kennedy

Staff: Lance Grable Director, B C Office of Planning and Redevelopment - Absent - Sick
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: Jack Manning, BC Commissioner

Approval of previous meeting minutes

A motion was made by Mr. Stuber and seconded by Mr. Rosatone to approve the minutes of the March 15, 2022 meeting. Mr. Dyrwal abstained and the motion carried.

OLD BUSINESS

Project Report (See Attached Project Status Report)

Act 167 Stormwater Management Plan – Nothing to report.

EPA Brownfields Grant – 3-17-22 SGA & staff met to discuss the Public Open Houses on the Ohio River Brownfields Project. Received Inv # 21001-14 for \$20,517.18.

Floodplain – Nothing to report.

GIS – Nothing to report.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Nothing to report.

Beaver County Comprehensive Plan Update – Staff will notify and meet with those selected for the consultant selection committee.

Broadband Project – Michael Baker Int. was selected to support the Connect BC Broadband Program (\$2.735 million program management contract. The program will span 3 years and connect more than 2,300 unserved residents & businesses utilizing American Rescue Plan Act (ARPA) funding.

SPC & PA State Planning Directors' Meetings – The planning quarterly Director's Forum mtg will be held 5-2-22 at 12 pm.

TTC and Regional Policy Comm SPC Transportation & UWP Reimbursement – PennDOT will have 3 virtual public meetings concerning the TIP on: District 10 on 5-18 at 6-7 pm; District 11 on 5-26 at 6-7 pm; District 12 on 6-1 at 6-7 pm.

Transportation – Brodhead Rd. Smart Grant – On 3-18-22 ORP Dept submitted the Final Draft of the 2022 SMART grant application. Total requested - \$880,000 – requires a 20% match totaling approx. \$176,000. After discussions with PennDOT and SPC staff, it was decided to eliminate Chapel Road because of low accident reports at that confluence. Therefore, the final application consists of the following projects: The North Branch Rd (Right in/Right out) in Center; The Admiral St SB Bus Stop Pull out & Bus Shelter in Aliquippa; and the 20th St (Clear Vegetation, install Chevrons) in Hopewell Twp.

NEW BUSINESS
Development

Subdivisions for Review and Report (Major)

Girata Subd 2 nd Rev	Chippewa Trails Amend 7 Lot 53	Tow-Tegrity Consol Pl
Center Twp 3 Lots	Chippewa Twp 4 Lots	New Brighton Boro 4 Lots

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

Subdivisions for Review and Report (Minor)

Spanos/Aerosam Properties Pl	Chippewa Trails Amend 6 Lot 59	Rezzetano/Pelino Pl	Pyle Subd & Consol
Beaver Boro	Chippewa Twp	Chippewa Twp	North Sewickley Twp

Recommendations

Proposed Land Developments

Aliquippa City – Proposed Solar Array at Cronimet Corp. LD & Center Twp – Center Grange Primary LD - 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.

Proposed Zoning Ordinances/Amendments/Updated

Franklin Twp - After staff's review, a motion was made by Mr. Rosatone and seconded by Ms. Charlton to accept staff comments and forward to Franklin Twp. Motion carried unanimously.

Proposed Subdivision and Land Development Ordinance/Amendment/Updates

South Beaver Twp - After staff's review, a motion was made by Mr. Stuber and seconded by Mr. Rosatone to accept staff comments and forward to Franklin Twp. Motion carried unanimously.

Proposed Subdivision and Land Development Ordinance/Amendment/Updates

South Beaver Twp - After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Ruppen to accept staff comments and forward to Franklin Twp. Motion carried unanimously.

Notifications

Air Quality Permits

Darlington Twp – Evoqua Water Technologies LLC – Permit for their facility located at 118 Park Road

Encroachment Permits

Chippewa Twp – Columbia Gas of PA – Permit for the Darlington Rd Pipeline Installation Project

Chippewa & South Beaver Twp –Beaver Falls Mun Auth – Permit for the Constitution Highlands Water Main Ext Project

Economy Boro – PennEnergy Resources, LLC – Permit for the B50 Temporary Aboveground Waterline Project

NPDES Permits

Aliquippa City – US Gypsum Co – Permit for their Aliquippa facility

Ambridge Boro – Ambridge Senior Housing, PA – Permit for the Proposed Lenz Court LD Project

Ambridge Boro – BC Emergency Services Center – Permit for the Proposed Garage Project

Potter Twp – BASF Corp – Renewal Permit for their facility located at 370 Frankfort Road

Oil & Gas Permits

Marion Twp – PennEnergy Resources, LLC – Permit for the ConnQ Pad Project

Water System Permits

Independence & Hanover Twp – UHM Properties Inc. – Permit modifications for the Independence Mobile Home Park Water Treatment Plant (Well #11)

Water Management Permits

Economy Boro – PennEnergy Resources LLC – Permit amendment for water withdrawal for oil & gas development

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- PennEnergy Res, LLC – B50 Temporary Aboveground Waterline Project – Economy Boro & encroachment permit (R)
- Ambridge Senior Housing, LP – county notification & NPDES permit (Lenz Court LP) – Ambridge Boro (R)
- Columbia Gas – county notification & Encroachment permit (Darlington Rd Pipeline Installation project) Chippewa Twp (R)
- BC Emergency Serv Center – county notification & NPDES Permit – Ambridge Boro – BC Emerg Serv Center Garage (R)
- Beaver Falls Mun Auth – Constitution Highlands Water Main Ext.- Chippewa & South Beaver & encroachment permit (R)
- Brady's Run Discovery Center of Recycling and Environmental Education Project – Support letter (R)
- Big Beaver Boro – Big Beaver Park Improvements – Phase 1 – Small Community Grant – support letter (R)
- Beaver Falls Children's Museum Project – TRIB Building - Support Letter (R)
- Harmony Twp – Township Building Rehab/Renovation Project – Support Letter (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

- Potential BC Subdivision and Land Development Ordinance (SALDO) – Mr. West mentioned that BC does not have a SALDO and some municipalities in BC do not have a SALDO. It is difficult to review plans in these municipalities as we have nothing to review them against. Mr. Manning asked Mr. West to see what some other 4th class counties are doing & let him know. We will discuss this further at future meetings. Mr. Distler mentioned that BC also does not have a Floodplain Management Ordinance.

Adjournment

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