

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, March 17 2020, at the Beaver County Courthouse in the Planning Commission Conference Room.

* * * * *

Present: Ms. Charlton, Kennedy & Vannoy, Messrs. Mitch, Ruppen - all via telephone (due to the Coronavirus outbreak); and Messrs. Rosatone & Stuber – in person

Absent: Mr. Bragg

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 - Absent - sick

Guests: None

Approval of previous meeting minutes

A motion was made by Mr. Stuber and seconded by Mr. Rosatone to approve the minutes of the February 18, 2020 meeting. Motion carried unanimously.

Coronavirus Update – Lance reported that he spoke with the BOC about county (and BCPC) operations and most importantly, keeping BC employees safe. The BOC are urging the public to use the on-line/remote county services when possible, and recommending that Dept. Heads allow their staff to work from home, when possible, as long as the office can function efficiently. Lance developed a plan whereby most of the staff can work from home, but will come in on an as-needed basis. Mr. Ruppen added that staff can email the meeting packet to the board during this time. A motion to this effect was made by Mr. Stuber and seconded by Mr. Rosatone. Motion carried unanimously. Lance thanked the Board for their cooperation during this pandemic.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management (Act 167) – On 3-3-20 Joe sent “The Homeowners “Guide to Stormwater Management to BC municipalities.

Floodplain – Nothing to report.

GIS Update – Baker is doing a comprehensive infrastructure study for the County, which will be mapped out and put on GIS & will be a good tool for developers and put BC ahead of other counties. May 2021 is the expected completion date.

Eagle View Pictometry- Nothing to report.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Nothing to report.

MS4 – Nothing to report.

Beaver County Comprehensive Plan – On 3-5-20 staff met with Denny Puko to discuss the process of writing an RFP to hire a consultant. Census 2020– Joe was designated BC Census Coordinator. Joe secured organizations to allow the public to use a computer to file their census on-line. Joe informed the BC municipalities that the Census info is available on the BC website.

Transportation – On 3-24-20 a breakfast meeting with SPC legislative delegation will be held at the Capital Building. Discussion will include priority projects that are being deferred. Also future plans to meet with the Governor’s office, the Budget office and Sec of Transportation Office for the afternoon. SPC asked what County Commissioners will attend, so Joe sent an email to the BC BOC asking who can attend. On 2-27-20 Joe completed and submitted the SPC Smart Grant Pre-application for BC grant for \$312,000.00 for Brodhead Rd. Feasibility Study in which BC will match 20% or \$62,500 of the grant.

Orton Foundation – Heart and Soul Communities – BC applied for and was awarded a Coalition grant of \$450,000 for 3 communities – Rochester, Ambridge and Beaver Falls. This is a community driven project and hopefully other communities can be added in the future.

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

Farrelly Subdiv #1	Span, Ohlsson & Gaviglia Pl	New Life Comm Church Pl
Baden Boro 6 Lots	Economy Boro 4 lots	New Sewickley Twp 3 Lots

Palmer Subdiv	Nottingham Ph I Lot Line Rev	Green Haven Estates	Montgomery Ridge Subdiv
New Sewickley Twp 3 Lots	North Sewickley Twp 3 Lots	Raccoon Twp 68 Lots	Potter Twp 61 Lots

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

Subdivisions for Review and Report (Minor)

McIntosh Square Consol. Beaver Boro	Bertoni Plan Brighton Twp	Hall Pl – 3 rd Rev Chippewa Twp	Kelosky Consol Pl Chippewa Twp
Buffalini Subdiv/Consol Daugherty Twp	Zima Plan #4 Greene Twp	Thomas & Napoleone Pl Independence Twp	Kunzmann Plan Potter Twp

Recommendations

Proposed Land Developments

Center Twp – Getgo # 3016 Center Twp LD, and Daugherty Twp – Dollar General New Brighton LD - After staff's review, a motion was made by Ms. Vannoy and seconded by Ms. Kennedy to accept staff comments and forward to the respective municipality. Motion carried unanimously.

Proposed Zoning Ordinances/Amendments

Independence Twp, and North Sewickley Twp - After staff's review, a motion was made by Mr. Stuber and seconded by Ms. Charlton to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Notifications

Air Quality Permits

New Sewickley Twp – NSPC, LLC (formerly New Sewickley Pet Crematory) – Renewal Permit for NSPC, LLC

Encroachment Permits

Hopewell & Independence Twp – PennDOT – SR 0151, Segment 0160-0170 Project.

NPDES Permits

Baden & Economy Boros – West View Water Auth. – Renewal Permit for Beaver County Water Treatment Plant Project.

Brighton Twp – 1224 Dutch Ridge Development – Permit for the Deerfield Preserve Project.

Center Twp – Giant Eagle, Inc. – Proposed GetGo gas station Project

New Sewickley Twp – Dale & Elaine Wright – Permit for Wright SRSTP Project

Potter Twp – American Zinc Recycling Corp – Renewal Permit for their facility in Potter Twp.

Railroad Permits

Franklin Twp – Zito Media Communications, LLC – alteration of Buffalo & Pittsburgh Railroad Inc

Water Management Permits

Monaca Boro – Boro of Monaca Wastewater Treatment Plant – Secondary Clarifier Mechanical Replacement

Other

Daugherty Twp – 132 Silver Spring Rd – Nancy Greathouse zoning hearing bd decision appeal (re: banquet hall)

Harmony Twp – Harmony Ridge Real Estate, LP – single family residential development – notification

Franklin Twp – Nalco Water Facility – installation of a new chemical process at existing Nalco Water Ellwood City facility.

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Giant Eagle – Proposed GetGo gas station project – Center Twp & NPDES permit (R)
- 1224 Dutch Ridge Development – Deerfield Preserve Development – Brighton Twp (R)

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

Miscellaneous/Informational

- Open BCPC Board Seat – As per the Board's direction, on 3-5-20, Joe sent a recommendation to the BOC from the BCPC Board that Rebecca Matsco be appointed to fill the open board seat.
- BC Conservation District – request for donation of \$100 – Lance stated that since the Maple Syrup Festival has been cancelled, this is no longer valid.

Adjournment

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