

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, April 16, 2024, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Kennedy; Messrs. Rosatone, Stuber, and Wells

Staff: Lance Grable Director, BC 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: Jack Manning, BC Commissioner; Andy Raush of RAR Engineering – consultant for Gypsum Express LTD LD Project; Jeff Plugh of BC Conservation District

Approval of previous meeting minutes

A motion was made by Mr. Williams and seconded by Mr. Ruppen to approve the minutes of the March 19, 2024 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant – The consultant has been selected. Currently awaiting contract.

Floodplain – Planning 2024 Floodplain Management Course with PEMA.

GIS Update – Frank & David are working with IT & Michael Baker to transfer info atlas on-site.

Beaver County Comprehensive Plan Update – Continue to discuss progress with consultant. Continue bi-monthly meetings with consultant. Steering Committee Meeting is 3-19 at 1:30 pm. 4-23 Comp Plan Public Meeting 11 am – 2 pm at CCBC.

Broadband Project – Lance will provide an update.

SPC & PA State Planning Director’s Meetings – Next SPC Plan Directors Forum is 4-18. 5-10 is the Next Quarterly CPDAP meeting.

TTC and Regional Policy Comm SPC – 4-11 is next TTC meeting. TIP 30 day comment period begins in May. Public Participation Panel meeting is 5-9 at 11 am at Courthouse. 2025 TIP adopted at the end of June

Transportation – Broadhead Rd Smart Grant & SPC – UWP Reimbursement – Continue to attend meetings regarding HUD community Project Funding Program. PennDOT is currently reviewing Broadhead Rd Corridor Study.

NEW BUSINESS
Development

Subdivisions for Review and Report (Major)

McKinney-Lewis Lot 1 Consol Pl	Cottage Plan
New Sewickley Twp 3 Lots	Ohioville Boro 3 Lots

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

Subdivisions for Review and Report (Minor)

McQuiston Subdiv	Fudd’s Farm Subdiv
North Sewickley Twp	Raccoon Twp

Recommendations

Proposed Land Developments

Hopewell Twp – Gypsum Express LTD LD - After staff’s review and Mr Raush briefly explained the project, a motion was made by Mr. Williams and seconded by Mr. Ruppen to accept staff comments and forward to Hopewell Twp . Motion carried unanimously.

Proposed Zoning Ordinances/Amendments

North Sewickley Twp – re: food trucks and solar panels, etc. – After staff’s review, a motion was made by Mr. Williams and seconded by Ms. Vannoy to accept staff comments and forward to North Sewickley Twp. Motion carried unanimously.

Proposed 537 Revision – Sewage Facilities Planning Modules

Franklin Twp – Aldi LD – After staff’s review, a motion was made by Mr. Williams and seconded by Mr. Ruppen to accept staff comments and forward to the applicant. Motion carried unanimously.

Notifications

Air Quality Permits

Independence Twp – Range Resources – Appalachia, LLC – Jodikinos Carol 11380 GP-5A Permit Reauthorization.

Encroachment Permits

Darlington & South Beaver Twps – Columbia Gas of PA, Inc. – Permit for the Park Road Exposure- Bore Project.
Hanover & Frankfort Springs – MarkWest Liberty Midstream - Renewal Permit for the Mulert Well to Fay Well

NPDES Permits

Ambridge – Cleveland-Cliffs Steel Holding Corp – Permit for the Hillside Landfill located at 2301 Duss Avenue.
Darlington – Nulfco Inc. – Permit for the Nulfco Inc. facility located at 365 Taggart Road.

Oil & Gas Permits

Hanover Twp – Range Resources – Appalachia, LLC – Permit for the Littell Bend Tank Pad RWSF Project.

Other

3-11-24 Lindy Paving Letter – RE: SR 4018 & SR 4020 – PennDOT road work projects 4-1-24 thru 5-1-24).
3-15-24 – Federal Energy Regulatory Comm – PA Townsend Water Power Project – Beaver Falls Mun Auth. Scoping Doc. 1
3-27-27 – New Sewickley Twp – DCNR Grant – to pave walking trail & parking lot at Green Valley Park

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- PENNVEST funding – Rochester Twp Sewer Auth (RTSA) – Force main Rehab Project – Rochester Twp (R)
 - American Transmission Systems Inc. – Frisco-Maple North Tap to Knox Substation Project – Franklin Twp (R)
 - Joseph & Lisa Yakelis – Proposed Small Flow Treatment Facility in Raccoon Twp (R)
 - Joseph & Lisa Zallo – Construction of 3 Stormwater Management basins in Franklin Twp (R)
 - Economy Boro – Jeffrey B Meddock Park Walking Trail Project in Economy Boro (R)
 - Brighton Twp Vol Fire Dept – Fire Training Facility Project - FY25 Community Project Funding (R)
 - Brighton Twp – Brighton Twp Social Hall Renovations Project - FY25 Community Project Funding (R)
 - Brighton Twp Mun Auth – Gypsy Glen Standpipe Improvements Project – FY25 Community Project Funding (R)
 - Brighton Twp Sewage Auth – Todd Road P.S. Improvements Project – FY25 Community Project Funding (R)
- A motion was made by Mr. Williams and seconded by Mr. Ruppen to accept/ratify the above letters and the motion carried unanimously.

Miscellaneous/Informational

Adjournment

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