

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, December 20, 2022, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Dixon and Mr. Wells

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 & Public Comments: Jack Manning, BC Commissioner

Approval of previous meeting minutes

A motion was made by Mr. Dyrwal and seconded by Mr. Rosatone to approve the minutes of the November 15, 2022 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report.

EPA Brownfields Grant – staff is communicating with the developer, the consultant concerning Phase II funding for the Aliquippa Car Wash Site located at the intersection of Monaca Rd and Sheffield Ave in Aliquippa.

Floodplain – Nothing to report.

GIS Update – staff continues to work on various GIS projects and researching moving from ArcGIS to ArcPro.

Appalachian Regional Commission (ARC) – SPC staff informed OPR that they will look at funding for Mt. Vernon for a Consultant to assist them with the application process.

Freight Plan – Nothing to report.

Beaver County Comprehensive Plan Update – OPR has received numerous bids from potential consultants for the Comp Plan.

SPC & PA State Planning Director’s Meetings -Nothing to report.

TTC and Regional Policy Comm & SPC Transportation & UWP Reimbursement – Staff attended SPC;s December TTC meeting on Thursday, Dec 8 at 10 am. Staff is starting the process of billing SPC as it relates to the UWP contract.

Transportation – Brodhead Rd Smart Grant & SPC – UWP Reimbursement –Nothing to report.

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

Lasko Beaver Mall Realty LLC Pl

Center Twp 3 Lots

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

Subdivisions for Review and Report (Minor)

Gouldsbary Plan Trinity Villas Real Est Subd

Progas Subdiv Pl

Mabin Lot Consol Pl

Big Beaver Boro Ohioville Boro

Raccoon & Greene Twps

Rochester Twp

Recommendations

Proposed Land Developments - None

Proposed Land Developments (No Municipal Subdivision Ordinance) - None

Proposed 537 Revision – Sewage Facilities Planning Modules - None

Notifications

Air Quality Permits

Beaver Falls – J.P. Austin Assoc Inc. – Permit Renewal for their facility at 1060 24th Street Ext.

Harmony Twp – Skyline Metals, LLC – Permit for their Baden Slag Processing Plant.

New Sewickley Twp - ETC Northeast Field Services, LLC – Permit Renewal for their Freedom Compressor Station.

Encroachment Permits

Independence Twp – Range Res Appalachia LLC – Permit for the Seibel to Independence 70 Temporary Waterline.
Independence Twp – Range Res Appalachia LLC – Permit for the Minton to Seibel Temporary Waterline Project.
North Sewickley Twp – North Sewickley Twp – Permit for the Bologne Valley Rd Bridge Replacement Project.

NPDES Permits

Aliquippa City – US Gypsum Co – Permit for the expansion of free standing gypsum facility project.
Baden Boro – Baden Boro Mun Auth – NPDES Permit Amendment for the Baden STP.
Chippewa & South Beaver Twp – Columbia Gas Co – Permit for the McClain Rd Replacement Project.
Franklin Twp – Zelianople Airport – Permit for their Taxi Lane Project.
Hopewell Twp – Hopewell Twp Wickham Village Water Pollution Control Facility – Permit Rerate Application.

Waste Permits

Darlington Twp – Evoqua Water Technologies, LLC – Renewal Permit for their Darlington Facility.

Water Quality Management Permits

Hopewell Twp – Hopewell Twp Water Pollution Control System – Permit for Raccoon Creek WPCF Bar Screen Project.

Other –

11-15-22 – DEP ltr – Evoqua Water Tech LLC – Acceptance letter (Completeness) – Darlington Twp
11-28-22 – DEP ltr – Little Blue Run Residual Waste Disposal Impoundment – Greene Twp – Acceptance letter

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- US Gypsum Co – Aliquippa City – Expansion of free standing gypsum facility project. (R)
- Columbia Gas Co – Chippewa & South Beaver Twp – McClain Rd. Replacement Project & NPDES permit (R)
- Geopetro, LLC – South Beaver Twp - Petrik BEA Pad A Project (R)
- Rochester Boro – Rochester Boro Sewer & Maint Auth – Delaware Ave & Ohio Ave Sewer Improvements project (R)
- Midland Boro – Midland Boro Combined & Sanitary Sewer Improvements project (R)
- Swagelok – Big Beaver Boro – Swagelok Processing Corp. (R)
- North Sewickley Twp Sewer Auth – Phase I Sewers – Cleaning & Televising Project – North Sewickley Twp (R)
- North Sewickley Twp Water Auth – SR 65 Waterline Replacement Project – North Sewickley Twp (R)
- Midland Boro – Sewer System Cleaning and Televising Project – Midland Boro (R)
- NSPC LLC – Proposed Pet Crematory Project – New Sewickley Twp (R)
- Zelianople Airport – Taxi Lane Project – Franklin Twp & NPDES permit (R)
- Center Twp Water Auth – Center Grange Road Waterline Improvements Project – Center Twp (R)
- Center Twp Sanitary Auth – Lower Moon Run Interceptor Improvements Project – Center Twp (R)
- Brighton Twp – Two-Mile PRP Improvements Project – Brighton Twp (R)
- Aliquippa City – MWAA Davidson St Waterline Replacement Project – Aliquippa (R)
- Midland Mun Auth – funding requests (2) – support letters (R)
- Center Twp Sanitary Auth – New College Lift Station Wet Well Augmentation Project (R)
- Brighton Twp Mun Auth – Lead Free Meter Replacement Project (R)
- Fay S&B USA Corp – Beaver River Bridge Fill Site Major Amendment Project – North Sewickley Twp (R)

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

Miscellaneous/Informational

- BCPC Board Members Terms expiring 12-31-22 – Ms. Charlton, Ms. Kennedy – Everyone thanked Ms. Charlton and Ms. Kennedy for their time and efforts on the Board. They will be missed both professionally and personally. Ms. Kennedy will stay on the board until we get a replacement. Ms. Vannoy asked staff to create a list of current board members with their municipality, and occupation, so that when choosing new Board members they can keep diversity in mind. Comm. Manning also noted his dedication to diversity on the County Boards. After the meeting staff discovered that Mr. Wells term is also expiring 12-31-22.
- Election of Officers – 2023 – The nominating committee (Ms. Vannoy and Mr. Ruppen) are recommending Mr. Rosatone for the Chair and Mr. Dyrwal for the Vice Chair. A motion to this effect was made by Ms. Vannoy and seconded by Mr. Stuber, and the motion carried unanimously. Everyone thanked Ms. Vannoy and Ms. Kennedy for their leadership and efforts.
- BCPC Annual Report – staff is working on this project. We will have a draft for the Board to review at the next meeting.
- 2023 BCPC Meeting Schedule – is included in the packet.

Adjournment

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