

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, January 17, 2023, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Kennedy 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 and Public Comments: Jack Manning, BC Commissioner, Eliza Ference, Mario Sauro, and Laura Dengel

Approval of previous meeting minutes

A motion was made by Mr. Dyrwal and seconded by Mr. Stuber to approve the minutes of the December 20, 2022 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant – On 12-12-22 Stromberg/Garrigan & Assoc submitted a progress report regarding this project.

Floodplain – Nothing to report.

GIS Update – Staff continues to work on updates.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Nothing to report

Beaver County Comprehensive Plan Update – Staff is reviewing bids to select a potential consultant.

Broadband Project -

SPC & PA State Planning Director’s Meetings –A virtual quarterly Planning Director’s Forum was held by SPC.

TTC and Regional Policy Comm SPC – OPR staff will submit the first UPWP invoice to SPC by the end of the month.

Transportation – Brodhead Rd Smart Grant & SPC – UWP Reimbursement – BOC informed Joe that the Transportation Grant applied for through Congressman Lamb’s office was approved in the estimated amount of \$1,800,000.00

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

Wright Real Est Dev Consol Pl	Center Twp Mun Park Consol	Deluco Subdiv
Baden Boro 3 Lots	Center Twp 4 Lots	Ohioville Boro 3 Lots

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

Subdivisions for Review and Report (Minor)

Brighton Twp Consol Pl 1	Michael Plan	Phillipsburg Center Assoc Pl	Sutter Lot Consol Pl	Yeskovich Pl
Brighton Twp	Center Twp	Center Twp	Center Twp	Monaca Boro

Recommendations

Proposed Land Developments

Big Beaver Boro – Lindy Paving Office Expansion LD - After staff’s review, a motion was made by Mr. Ruppen and seconded by Ms. Dixon to accept staff comments and forward to Big Beaver Boro. Motion carried unanimously.

Proposed Zoning Ordinances/Amendments

Brighton Twp (3) - After staff’s review, a motion was made by Mr. Dyrwal and seconded by Ms. Vannoy to accept staff comments and forward to Brighton Township. Motion carried unanimously.

Proposed 537 Revision – Sewage Facilities Planning Modules

Raccoon Twp (& Greene Twp) – Progas Subdivision - After staff's review, a motion was made by Ms. Vannoy and seconded by Mr. Stuber to accept staff comments and forward to the applicant. Motion carried unanimously.

Notifications

Air Quality Permits

New Sewickley Twp – ETC Northeast Field Serv, LLC – Permit renewal for the Freedom Compressor Station.

New Sewickley Twp – ETC Northeast Field Serv, LLC – Permit modification for the Pike Compressor Station.

Encroachment Permits

South Beaver Twp – Columbia Gas of PA Inc. – Permit for the D-19 Georgetown Replacement Project.

NPDES Permits

Marion Twp – Paul Becker – Permit for the Becker Property SFTF Project

Other

12-12-22 DEP letter - re: Conn Q Tank Pad Facility – Marion Twp – Withdrawal of Permit Application.

12-21-22 DEP letter – re: Little Blue Run Residual Waste Disposal Impoundment – Greene Twp – Permit Reissuance Application

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Center Twp – Boulevard PRP Improvement Project (R)
- New Sewickley Twp – PRP Improvements Project (R)
- Industry Boro – 2023 Stormwater Improvements Project (R)
- Brighton Twp Municipal Auth – Tuscarawas Road Waterline Replacement (R)
- New Sewickley Mun Auth – WWA Interconnect Project (R)
- Patterson Twp – Fern Ave Stormwater Improvements Project (R)
- New Sewickley Twp – Robinson Street Waterline Replacement (R)
- Harmony Twp – replace, upgrade and extend storm sewers Project (R)
- Center Twp – Municipal Complex Drainage Improvements Project (R)
- Rochester Twp – PRP Improvements Project – Virginia Basin Project (R)
- Aliquippa Mun Water Auth – WWTP Final Clarifier Rehab Project (R)
- New Sewickley Twp Mun Auth – SR 989 Waterline Extension Project (R)
- Hopewell Twp -Raccoon Creek Bar Screen Replacement Project (R)
- North Sewickley Twp Sewer Auth – Generator Replacement Project (R)
- White Twp – Sewer System Cleaning and Televising Project (R)
- White Twp – 22nd Ave & Craighead Lane Storm Sewer Improvements (R)
- Harmony Twp – Sanitary Sewer Issues Improvements Project (R)
- Patterson Twp – Corrective Action Sewer Repairs Project (R)
- New Sewickley Twp Mun Auth – 9th St. Waterline Replacement Project (R)
- Aliquippa Mun Water Auth – Potter Elevated Water Storage Tank Project (R)
- Center Twp Water Auth – Chapel Road Waterline Replacement Project (R)
- Center Twp Water Auth – Bunker Hill Elevated Water Storage Tank Improvements Project (R)
- Ambridge Water Auth – 8th Street Waterline Replacement Project (R)
- Lakeside Village Partners, LP – Courtyards at Lakeside Village Project – Economy Boro (R)
- Columbia Gas of PA – Chapel Road Replacement Project – Center Twp (R)
- Brighton Twp – BTMA Standpipe Improvements Project – Brighton Twp (R)

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

Miscellaneous/Informational

- Board members Terms Expiring 12-31-22 -Ms. Charlton, Ms. Kennedy & Mr. Wells – Ms. Charlton resigned effective 12-31-22. Ms. Kennedy has agreed to stay on until we get a replacement, and Mr. Wells has agreed to continue to serve. A motion was made by Ms. Vannoy and seconded by Mr. Dyrwal directing staff to send a recommendation to the BOC that Mr. Wells be re-appointed for another 4 year term. Ms. Vannoy and Mr. Ruppen will bring names of potential new board members to the next meeting.

Adjournment

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