

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, October 18, 2022, at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Charlton, Kennedy 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 and Public Comments: Jack Manning, BC Commissioner, Jeff Pflugh of BC Conservation District

Approval of previous meeting minutes

A motion was made by Mr. Stuber and seconded by Ms. Charlton to approve the minutes of the September 20, 2022 meeting. Mr. Dyrwal abstained and the motion carried.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant – On 9-26-22 SGA updated staff on Aliquippa East End Parcels Project, and St. Cecilia’s School Project, grant priorities and potential FY23 Applications.

Floodplain – Sept 20-21, Dan attended the PAFPM conference in Harrisburg. There were over 100 people including 38 certified Floodplain Managers.

GIS Update – The GIS Land Development Tool was updated which resulted in significant changes to the review letters, etc.

Appalachian Regional Commission (ARC) – On 9-28-22 Joe requested an update from SPC on the Mt Vernon application. DCED will let us work with one of their grant writers to strengthen this application. ARC is now accepting applications on a rolling basis. SPC wants Counties to know that regarding construction projects, SPC can get the additional documents to ARC, but SPC will need an engineer report and cost estimate for pre-application submission. As a whole, the ARC Area Development process is taking from 9-12+ months.

Freight Plan – Frank attended the 10-4-22 meeting. Discussion Topics included: Truck stops surface, and infrastructure, etc.

Beaver County Comprehensive Plan Update – On 10-4-22 OPR staff met with BC Central Serv Director, Wayne Souffrant to review the draft Request for Qualifications for Professional Services for Consultants to prepare a new County Comprehensive Plan. RFQ will be out in October and we will receive bids at the end of November.

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

Broadband Project – We received the proposals and are currently reviewing them.

TTC and Regional Policy Comm SPC – SPC sent the 2 year (7-1-2022 – 6-30-24) agreement between BC and SPC for the Unified Planning Work Program (WPWP) (FY 2022-2023 & FY 2023 – 2024).

Transportation – Brodhead Rd Smart Grant & SPC – UWP Reimbursement – After staff met with PennDOT in Sept. it was concluded that an Engineer will need to prepare an RDP for Engineering Services for construction. Therefore, OPR staff is waiting for the County to acquire engineering services (perhaps hire a County Engineer) to continue the process.

NEW BUSINESS
Development

Subdivisions for Review and Report (Major)

Village of Bradford Park Kicking Diamonds, LLC Pl
Economy Boro 23 Lots Hopewell Twp 4 Lots

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

Subdivisions for Review and Report (Minor)

Chippewa Trails Amend 13 Lot 58 Chippewa Trails Amend 14 Lot 9 Padezanin-Hendrickson Pl
Chippewa Twp Chippewa Twp Economy Boro

Minor Subdivisions (cont'd)

Brink-Lutz Lot Consol Pl Economy Boro	Daniel Duffy Pl #4 Franklin Twp	Leyland Subdiv #1 Franklin Twp
Piper Plan New Brighton Boro	Paul Ruckert Pl New Sewickley Twp	Lowman Subdiv #1 Patterson Twp

Recommendations

Proposed Land Developments – None

Proposed Zoning Ordinances/Amendments

Brighton Twp 2 (Chickens, Private Swimming Pools) - After staff's review, a motion was made by Mr. Stuber and seconded by Mr. Rosatone to accept staff comments and forward to the applicant. Motion carried unanimously.

Notifications

Encroachment Permits

Greene Twp – Geopetro LLC – Permit for the McMasters Well Pad Project
South Beaver Twp – Eastern Gas Transmission & Storage, Inc. – Permit for the TL-400 Pipeline Right of Way Restoration Project.
Various Areas in BC – Tri-State River Products, Inc. – Renewal of Permits E04-361 & E04-363.

NPDES Permits

Marion Twp – Honeywell PMT – Permit Revision for their facility located at 195 Hartzell School Road. FCA Tigershark

Oil & Gas Permits

Hanover Twp – Range Resources – Appalachia, LLC – Permit for the Littell Bend 12396 Tank Pad Project

Water Quality Management Part II Permits

Center Twp – Center Twp Sanitary Auth – Permit for the Elkhorn Run Sewage Treatment Plant Project.

Other

9-15-22 DEP letter – to Penn Energy Resources – Conn Q Pad – Technical Deficiency letter

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Geopetro, LLC - McMasters Well Pad Project – County Notification – Greene Twp & encroachment permit (R)
- Hanover Twp – PA DCNR grant support letter – Ralph K Davidson Municipal Park Playground Rehab Project (R)
- Midland Boro Municipal Auth – Rural Housing Serv grant – Water & Distribution System Improvements Project (R)
- Columbia Gas of PA – Keyston Project – D-500 Replacement Phase 2 Pipeline Project – Franklin Twp (R)
- Patterson Heights Boro – Sanitary Sewer System & Storm Sewer System Improvement Project (R)
- Brighton Twp – DCNR Rec & Conservation Grant – Two Mile Run Park Trails Phase II Project (R)
- Center Twp Sanitary Auth – Elkhorn Run Sewage Treatment Plant Project – Center Twp (A)

A motion was made by Mr. Ruppen and seconded by Mr. 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 & Ms. Kennedy resigning effective 1-1-2023). Ms. Kennedy will stay on till we find a replacement. Joe will send a memo up to the BOC alerting them that we will have 2 open board seats to fill. Mr. Manning will send a list of individuals who wished to serve on the BCPC Board.
- Nomination of Officers for 2023 - (2021 & 20 22 Officers - Ms. Vannoy – Chair, & Ms. Kennedy – Vice Chair). ??Nominating Committee of Ms. Vannoy and Mr. Ruppen will meet and have recommendations for our next meeting. They will also discuss potential candidates for 2 open board seats and report this at the next meeting.
- BCPC Annual Report – Staff has begun compiling needed information and working on the Annual Report.

Adjournment

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