

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, May 21, 2024, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Kennedy; Messrs. Ruppen, Wells and Williams

Staff: Lance Grable Director, B C 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 Associates Planner/Redevelopment Specialist

Solicitor: Attorney Sam Orr

Guests and Public Comments: The Board congratulated Mr. Grable on his new job of President of the BC Chamber of Commerce and wished him well. They thanked him for all his hard work for the betterment of BC and know that he will continue to work to that end.

**Approval of previous meeting minutes &**

A motion was made by Mr. Stuber and seconded by Mr. Dyrwal to approve the minutes of the April 16, 2023 meeting. Motion carried unanimously.

**OLD BUSINESS**

**Projects Status:** Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Cleanup Grant – Contract was reviewed by RABC with comment.

Floodplain – PAFFPM Conference is scheduled for Oct 2-3, 2024 in State College.

GIS Update – Beginning to move forward with transitioning Baker server to County IT.

Beaver County Comprehensive Plan Update – Continue to discuss progress with consultant. Continue bi-monthly meetings with consultant. Steering Comm meeting – May 21 at 1:30 pm. Comprehensive Plan Public Meeting was held at CCBD, over 50 people attended.

Broadband Project – Lance will provide update.

SPC & PA State Planning Director’s Meetings -Next SPC Planning Directors Forum was held 4-8 – SPCs Water Resources Center training opportunities, PPP updates. CPDPA meeting on May 10<sup>th</sup> – will update board.

TTC and Regional Policy Comm SPC – TTC meeting will be May 9<sup>th</sup>. TIP 30-day comment period begins in May – PPP meeting was held on 5-9-24, current TIP projects were discussed by SPC and PennDOT. 2025 TIP adopted at the end of June.

Transportation – Brodhead Rd Smart Grant & SPC – UWP Reimbursement – Continue to attend meetings regarding HUD Community Project Funding Program. PennDOT and SPC continuing work on finding a project – Pleasant Drive, Mill Street, and Chapel Drive are currently being discussed.

**NEW BUSINESS**  
**Development**

**Subdivisions for Review and Report (Major)**

Trautman-Bogan-Kozlina Lot Line Rev	Brobeck Subdiv	Beaver Creek Plan
Baden Boro 3 Lots	Center Twp 4 Lots	Darlington Twp 5 Lots

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

**Subdivisions for Review and Report (Minor)**

Carr Plan of Lot Rev	Kuhlber Lot Consol Pl	Gabert/Staggers Lot Consol
Big Beaver Boro	Economy Boro	Hopewell Twp

Newman Plan	Snowden & Cornelius Lot Cons	Winterhalter Lot Consol
Independence Twp	North Sewickley Twp	Ohioville Boro

Autenreith Lot Add	Zakrajsek Pl
Patterson Heights Boro	Shippingport Boro

**Recommendations**

**Proposed Land Developments**

Bridgewater Boro – Bruster’s Ice Cream LD - After staff’s review, a motion was made by Mr. Stuber and seconded by Mr. Dyrwal to accept staff comments and forward to Bridgewater Boro. Motion carried unanimously.

**Proposed Zoning Ordinances/Amendments - None**

**Proposed 537 Revision – Sewage Facilities Planning Modules**

Big Beaver Boro – Wallace Run Pump Station Relocation, and Ohioville Boro – Ward Property - After staff's review, a motion was made by Mr. Dyrwal and seconded by Mr. Stuber to accept staff comments and forward to the applicant. Motion carried unanimously.

**Proposed Agricultural Security Areas - None**

**Notifications**

**Air Quality Permits**

Independence Twp – Range Resources Appalachia LLC – Renewal Permit for the Jodikinos Carol 11380 Project.

Monaca Boro – Beaver Valley Alloy Foundry, Inc. – Renewal Permit for their Monaca facility.

New Sewickley Twp – JJ Brunner Landfill, LLC – Permit for its Leachate Evaporation System at 11 Brunner Rd, Zelenople.

**Encroachment Permits**

Greene Twp – Little Blue Run Acquisition Co – Permit for the Little Blue Run Outfall 22 Pipeline Project.

Hanover Twp – Range Resources Appalachia LLC – Permit for the Hanover 32 to Bigger Temporary Waterline Project.

Hopewell Twp – Peoples Natural Gas Co LLC – Encroachment Permit for the SR 3014 Golf Course Rd Gas Line Relocation.

**NPDES Permits**

Marion Twp – Pamela Nelson (Camp Silver Lake) – Permit Renewal for Camp Silver Lake.

Ohioville Boro – Anthony Ward – Permit for the Ward Property Project.

**Oil & Gas Permits**

Hanover Twp – Range Resources Appalachia LLC – Permit for the Hanover 32 to Bigger Temporary Waterline Project.

New Sewickley Twp - PennEnergy Resources, LLC – Permit for the B37 Well Development Impoundment Restoration Project.

New Sewickley, Marion, Franklin Twp – PennEnergy Resources, LLC – Permit for the L102 Well Pad.

**Railroad Permits**

Koppel Boro – PA American Water – Alteration of Norfolk Southern crossing for sanitary sewer line (Richard St).

Koppel Boro – PA American Water – Alteration of Norfolk Southern crossing for sanitary sewer line (Arthur St).

**Solid Waste Permits**

Harmony Twp – Brunner Recycling Center – Permit Renewal for their Harmony Twp facility.

**Water Quality Permits**

Hopewell Twp – Hopewell Twp – Permit for the Wickham Village WPCF – Mechanically Cleaned Bar Screen Project.

Ohioville Boro – Anthony Ward – Permit for the Ward Property Project.

**Other**

BC Airport – Focused Environ Assessment – construction of replacement airport traffic control tower & shared aviation facility.

Fed Energy Reg Comm – re: Montgomery Locks & Dam Hydroelectric – Solia 6 Hydroelectric, LLC -5 yr. stay request

Sunoco Pipeline LP – 3 ROW Inspections – 12” Mogadore – Vanport; 10” Leffingwell-Vanport; 10” Vanport – Allegheny

Center Twp – Four Seasons Pavilion Improvements project – DCED Covid19 ARPA Funding request

New Sewickley Twp – New Sew Municipal Bldg. & Public Works Facility Improvements– DCED Covid19 Funding request

**OTHER**

**Consistency/General Comment Letters - (Approval/Ratification)**

- Midland Boro – Veteran’s Memorial Pool Improvements Phase II Project – Greenways, Trails & Rec Grant (R)
- Koppel Boro – Koppel Community Park Project – Greenways, Trails & Rec Grant (R)
- Bridgewater Boro – Bruster’s Ice Cream – Construction project at former batting cage area. (R)
- Baden, Conway & Economy Boros - Columbia Gas of PA – replacing natural gas distribution pipeline project (R)

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

**Miscellaneous/Informational**

- Mr. Dyrwal Term Expiration 6/24/24 – Ms. Vannoy made the motion and Mr. Stuber seconded that staff convey the BCPC Board’s recommendation to BOC to reappoint Mr. Dyrwal to the BCPC Board. The motion carried unanimously.

**Adjournment**

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