

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

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

Absent: Ms. Dixon and Kennedy; Mrs. Wells

Staff: Dan Distler Director, B C Office of Planning and 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

Approval of previous meeting minutes &

A motion was made by Mr. Dyrwal and seconded by Mr. Williams to approve the minutes of the June 18, 2024 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Cleanup Grant completing KU Contract & Work Authorization, awaiting countersigned document. RFP preparation is the next step.

Floodplain – PAFPM Conference is scheduled for October 2nd and 3rd in State College. Course is 8-12 & 8-15 at BC Conserv Dist. Will be presented by FEMA and PEMA representatives.

GIS Update – Transition from Baker server to County IT still in progress – will update Board on progress.

Beaver County Comprehensive Plan Update – Continue to discuss progress with consultant. Continue bi-Monthly Meetings with Consultant. Comp Plan 45-Day comment Period began 7-3 will run through 8-16. Public Notice in BC Times 7-3, copy of plan in BF, Aliquippa, and Midland also in office. Public hearing 7-25 at BOC public Meeting (Consultant will be in attendance for presentation/ briefing). Adoption on 8-22 at BOC Public Meeting.

Broadband Project – Will update Board.

SPC & PA State Planning Director’s Meetings - Next SPC Planning Directors Forum is July 8th. Next CPDAP Meeting is Friday August 16th.

TTC and Regional Policy Comm SPC Transportation & UWP Reimbursement – TTC Meeting is Scheduled for July 11th -Will update Board.

Transportation – Broadhead Rd Smart Grant -Continue to attend meetings regarding HUD Community Project Funding Program. Have settled on a project – Broadhead at Pleasant Drive-Roundabout or signalized intersection with other improvements. Scope of work to be determined. SPC Smart Grant given to PennDOT, 7-1 meeting with grant advisor and PennDOT to discuss proposed project – Will update Board

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

Eichorn Subdiv # 607	Vagias Lot Consol Pl	Nugent Pl #2
Baden Boro 6 Lots	Baden Boro 9 Lots	Big Beaver Boro 3 Lots
Olszanski Consolidation Plan	Tempalski Consol Pl	
Center Twp 3 Lots	Greene/Raccoon Twps 6 Lots	

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

Subdivisions for Review and Report (Minor)

McCue & Davenport Pl	Fitzpatrick Properties Pl	Yurkovich Subdiv
Big Beaver Boro	Harmony Twp	Hopewell Twp
Majors Lot Consol	Webster Consol Pl	AWA Reservoir Pl #1
Monaca Boro	Raccoon Twp	Raccoon/Independence Twps

Recommendations

Proposed Land Developments

Center Twp – Beaver Valley Mall Pipeline Project LD & Franklin Twp – Franklin Twp Tractor Supply LD -After staff’s review, a motion was made by Mr. Stuber and seconded by Mr. Williams to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Proposed Subdivision and Land Development Ordinances/Amendments

Brighton Twp - After staff's review, a motion was made by Mr. Williams and seconded by Mr. Stuber to accept staff comments and forward to Brighton Twp. Motion carried unanimously.

Proposed Zoning Ordinances/Amendments

Brighton Twp - After staff's review, a motion was made by Mr. Dyrwal and seconded by Mr. Williams to accept staff comments and forward to Brighton Twp. Motion carried unanimously.

Proposed 537 Revision – Sewage Facilities Planning Modules

Franklin Twp Tractor Supply Co Property - After staff's review, a motion was made by Mr. Williams and seconded by Mr. Dyrwal to accept staff comments and forward to the applicant. Motion carried unanimously.

Proposed Agricultural Security Areas

Hanover Twp - After staff's review, a motion was made by Mr. Stuber and seconded by Mr. Williams to accept staff comments and forward to the applicant. Motion carried unanimously.

Notifications

Air Quality Permits

Monaca Boro – Stoelzle Glass USA – Permit Renewal for their glass manufacturing facility located at 400 Ninth St.

NPDES Permits

Chippewa Twp – Beaver Valley Airport – Permit for the Beaver Valley Airport Facility.

Daugherty Twp – Michael Baycura – Permit for the Stevens Trail Sewage Treatment Plant Project.

New Sewickley Twp – Little Creek Estates - Permit Renewal for their Mobile Home Park located on Route 68.

Rochester Twp – Jack W. Boyde – Permit for a 400 GPD single residence sewage treatment plant.

Oil & Gas Permits

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

Water Quality Permits

Big Beaver Boro – Swagelok Processing Corp - Permit Renewal for their facility in Big Beaver.

Rochester Twp – Jack W. Boyde – Permit for a 400 GPD single residence sewage treatment plant.

Water Supply Permits

Daugherty Twp – Beaver Falls Mun Auth – Permit for the Sylvania Hills Tank Improvements Project.

Other

6-17-24 Annual Post Closure Costimate for the Babcock & Wilcox Company (EAF Dust Landfill – PAD987335379)

6-18-24 Notification of Impending Closure Plan – Ambridge Landfill – Permit No. 300683 Ambridge Boro

6-26-24 – Lindy Paving – Notification of road work – SR 4028 (Tuscarawas Rd) from 7/9/24 to 9/11/25.

7-1-24 – IDA – Little Blue Run Disposal Impoundment – Annual Operators Report April 2023 – April 2024 (Permit # 300558)

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Penn Power – Frisco-Maple North 69 kv Transmission Line Rebuild Project – Franklin Twp (R)
- BC Conserv Dist – Little Beaver Creek Watershed – Darlington Twp– Growing Greener Plus Grant (R)
- BC Conserv Dist – Lewis Property – North Sewickley Twp – Growing Greener Plus Grant (R)
- BC Conserv Dist – Kraus Property – North Sewickley Twp – Growing Greener Plus Grant (R)
- BC Conserv Dist – Bradys Run & Beaver River Watershed – Patterson Twp – Growing Greener Plus Grant (R)
- Stefanik Properties, LLC – Stefanik Industrial Park Project – Hopewell & Center Twps (R)
- PA DCNR – Cabin Road over UNT to Traverse Creek Project – Hanover Twp (R)
- Diehl Automotive Group Inc. – new KIA dealership Project – Chippewa Twp (R)
- The Manilla Group, LLC – Hopewell Self-Storage Facility Project – Hopewell Twp (R)
- BC Dept. of Sustainability & Waste Management – BC Yard Waste Composting Facility – Brighton Twp (R)
- Economy Boro Mun Auth – WWTP Outfall Streambank Stabilization General Permit – Economy Boro (R)
- Beaver County Airport – Airport Improvements Project - Chippewa Twp (R)
- American Transmission Systems, Inc. – Chippewa Substation & 69KV Tap Line Project – Big Beaver & Chippewa (R)

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

Miscellaneous/Informational

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.