

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, August 20, 2024, at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Kennedy and Vannoy (joined the meeting a few minutes late); Messrs. Rosatone, Stuber and Williams

Absent: Ms. Dixon; Messers. Dyrwal, Ruppen, and 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: Since we did not have a quorum at 12:30 pm, the Agenda was adjusted, and the voting items were back until we have a quorum. Mr. Rosatone introduced our guests and we had public comment. Luke Taiclet was at the meeting to answer any questions regarding the Big Beaver Zoning & SALDO Ordinances; and Laura Dengel noted that in the Updated Draft BC Comp Plan the “Rural Resource Area” section has been omitted.

Once we had a quorum, we continued with the voting items:

Recommendations

Proposed Zoning Ordinances/Amendments/Updates

Big Beaver Boro and Shippingport Boro - 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.

Proposed Subdivision and Land Development Ordinances/Amendments/Updates

Big Beaver Boro - After staff’s review, a motion was made by Mr. Stuber and seconded by Mr. Williams to accept staff comments and forward to Big Beaver Boro. Motion carried unanimously.

Proposed Municipal Comprehensive Plans/Updates

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

Approval of previous meeting minutes

A motion was made by and seconded by to approve the minutes of the July 16, 2024 meeting. Motion carried unanimously.

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

Holy Temple Church of God in Christ Pl Aliquippa City 3 Lots	Jay Swartzlander Plan Brighton Twp 3 Lots	Yankello Lot Line Rev Brighton Twp 3 Lots	
NTNP LLC Lot Line Rev Center Twp 4 Lots	RGB Chippewa Pl #1 Chippewa Twp 10 Lots	Great Southern Wood Pres Pl Marion Twp 3 Lots	
Vera Prisuta Fam Tr Pl #4 North Sew/Daugherty 3 Lots	Ward Pl Ohioville Boro 3 Lots	Chirico Pl Rochester Twp 3 Lots	Tucker Farm East Pl South Beaver Twp 4 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)

Villella Pl # 2 Baden Boro	BCT Times Pl #1 Bridgewater Boro	BCT Times Pl #2 Bridgewater Boro
Dutkovich Plan Center Twp	Schmuck Consol Pl Monaca Boro	

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Midland Boro – Roadway and Pedestrian Improvements Program – Multimodal Transportation Fund Program Grant (R)
- South Beaver Twp – South Beaver Twp Park Improvement – Multimodal Transportation Fund Program Grant (R)
- Meadowcrest LP – Meadowcrest PRD Project in New Sewickley Twp (& encroachment permit) (R)
- Meadowcrest LP – Meadowcrest PRD Project in New Sewickley Twp (& NPDES permit) (R)
- Hopewell Twp – Brodhead Road Sidewalk Extension Project – Multimodal Transportation Fund Program Grant (R)
- Hopewell Twp – Vikings Connectivity and Safety Project – Multimodal Transportation Fund Program Grant (R)
- Monaca Boro – Monaca Waterline Replacement – PennVEST Funds Application (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

Notifications

Air Quality Permits

East Rochester Boro – Huntsman Funeral Home & Cremation Services – Permit for their Cremation Services.

Encroachment Permits

Chippewa Twp – American Transmission Systems Inc. – Permit for the Chippewa Substation and 69 kV Tap Line Project.

New Sewickley Twp – Meadowcrest LP – Permit for the Meadowcrest PRD Project.

South Beaver Twp – Eastern Gas Transmission and Storage Inc – Permit for the TL-400 Pipeline Right of Way Restoration Project

NPDES Permits

Greene Twp – Tasha Chauvenne – Permit for the Chauvenne Property for a SFTF.

New Sewickley Twp – Meadowcrest LP – Permit for the Meadowcrest PRD Project.

Potter Twp – US Army Corps of Engineers – Permit for the Montgomery Locks and Dam (concrete batch plant, etc).

Oil & Gas Permits

Center Twp – National Fuel Gas Supply Corp – Emergency Permit for a section of the Line N20 pipeline (UNT to Elkhorn Run).

Independence Twp – MarkWest Liberty Midstream & Resources, LLC – Permit for the Ralph Miller Pipeline Project.

Public Water Supply Permits

New Sewickley Twp – Dollar General #25777 Freedom – Noncommunity Water System Permit for this store on 1761 Lovi Rd.

Water Quality Permits

Hanover Twp – Range Resources Appalachia LLC – Permit for the Hanover 32 Tank Pad Project.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Clean-up Grant – Contract and Work Authorization with KU waiting for countersigned document. RFP preparation is underway.

Floodplain – PAFFM Conference is Oct 2-3 in State College. Course held 8-12 & 8-15 at BC Cons Dist. Will be presented by FEMA and PEMA representatives. David is attending.

GIS Update – Transaction from Baker server to County IT still in progress.

Beaver County Comprehensive Plan Update – Updates to plan. Continue bi-monthly meetings with Consultant. 45 day comment period runs 7-3 thru 8-16, and Public Notice in 7-3 BC Times. Copy of plan in BF, Aliquippa and Midland Libraries & in our office. Michael Baker Presentation on 7-25 in BOC Conference Room. Adoption on 8-22 at BOC Public Meeting.

Broadband Project – Will be attending 8-22 COG Conference with Consultant.

SPC & PA State Planning Director's Meetings – Next SPC Planning Directors Forum is 10-14.

TTC and Regional Policy Comm SPC Transportation & UWP Reimbursement – TTC meeting is 8-15 – will update Board. Invoice submitted to SPC for UWP reimbursement.

Transportation – Brodhead Rd Smart Grant – Continue to attend meeting regarding HUD Community Project Funding Program.

Brodhead at Pleasant Dr – Roundabout or signalized intersection with other improvements. Scope of work to be determined. SPC Smart Grant given to PennDOT. This item can be removed from the Agenda.

Adjournment

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