

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, October 15, 2024 at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Kennedy and Vannoy; Mr. Wells

Staff: Dan Distler Director, B C Office of Planning and Redevelopment & Planning Director - Absent
David Thompson Asst. Director of BC Office of Planning & Redevelopment
Susan M. Jamery Senior Administrative Assistant
Frank Vescio Planning Assistant/GIS Coordinator

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. Ruppen to approve the minutes of the September 17, 2024 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant – Contract and Work Authorization with KU complete. RFP prep is underway. Resolution for KU Administration of grant was submitted. Potential application for EPA Assessment grant.

Floodplain – Dan attended PAFPM Conference on Oct 2-3, with over 80 participants. FEMA & PEMA were well represented at the conference.

GIS Update – Transition from Baker server to County IT still in process. David gave an overview presentation of the new Atlas.

BC Comp Plan Update – Adopted at 8-22 BOC Public Meeting. Began internal discussions regarding quarterly municipal meetings.

Broadband Project – Will update Board

SPC & PA State Planning Director’s Meetings – Next SPC Planning Directors Forum is 10-14, but counties will be at PA APA, so may be rescheduled. Next CPDAP Meeting is 10-25 in State College.

TTC and Regional Policy Comm SPC Transportation & UWP Reimbursement – TTC Meeting is Oct 10th- will update Board. SPC reports the UPWP reimbursement was sent 9-26-24.

Transportation – Broadhead Rd Smart Grant - Continue to attend meetings regarding HUD community Project Funding Program. Have settled on a project – Broadhead at Pleasant Dr – Roundabout of signalized intersection & other improvements. Scope of work to be determined. Received Disaster Recovery Grant Reporting System (DRGR) credentials. Spoke to New Grant Advisor.

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

Cephas Lot Plan	Diehl Auto Group Kia of Beaver	Meadowcrest Subd Phase 1
Beaver Falls City 4 Lots	Chippewa Twp 4 Lots	New Sewickley Twp 19 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)

Jay Snyder Lot Add Pl	Jo-El Enterprises Pl	Bruguglio Plan	Rue-Schaub Plan
Center Twp	Conway Boro	Franklin Twp	Franklin Twp

White Lot Consol	Urtz Plan
Ohioville Boro	Potter Twp

Recommendations

Proposed Land Developments

Beaver Falls -Geneva College Welcome Center LD; Center Twp – Turks Properties LD; Center Twp – Columbia Gas Cold Storage Bldg LD, Frankfort Springs Boro – Dollar General Hookstown LD- After staff’s review, a motion was made by Mr. Williams and seconded by Mr. Ruppen to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Proposed Zoning Ordinances/Amendments - None

Proposed 537 Revision – Sewage Facilities Planning Modules – None

Proposed Agricultural Security Areas - None

Notifications

Air Quality Permits

Chippewa Twp – Tri County Crematory, Inc. – Permit Revision regarding the revised temperature regulation.

Shippingport Boro – Gold Bond Building Products LLC – Permit for their Shippingport Facility (Formerly National Gypsum Co).

Encroachment Permits

Center Twp – ETC Northeast Pipeline, LLC – Permit for the Revolution PL Sta 896+00 Slope Remediation Project.

Franklin Twp – MSP Properties of PA – Permit for the Franklin Tractor Supply Retail Store.

Independence Twp – Range Resources Appalachia - Permit for the Siebel to R. Miller Temporary Waterline Project.

Independence Twp – Range Resources Appalachia – Permit for the SJ Exploration 18091 Well Site Project.

NPDES Permits

Brighton Twp – Jacob T. Beatty – Permit for the Beatty Property single residence sewage treatment plant.

Franklin Twp – American Transmission Systems – Major Amendment for the Frisco-Maple North Tap to Knox Substation Project

Independence Twp – Hopewell Area School District – Permit for the Independence Elementary School Project.

Oil & Gas Permits

Independence Twp – Range Resources – Appalachia, LLC – Permit for oil & gas exploration (Raccoon Creek).

Independence Twp – Range Resources – Appalachia, LLC – Permit for oil & gas exploration (18091 Well Site).

Water Supply Permits

Vanport Twp – Vanport Twp Mun Auth – Permit for the Center Drive Tank Improvements Project.

Water Quality Permits

Brighton Twp – Jacob T. Beatty – Permit for the Beatty Property single residence sewage treatment plant.

Hazardous Waste Permits

Freedom Boro – Fielding Environmental LLC - Permit modification due to name change to GFL Environmental.

Other

8-28-24 – Three Rivers Aggregates, LLC - Stage I & II Bond Release -Permit # 04150301 – Darlington Twp -Palmer No 2 Mine

8-28-24 – Three Rivers Aggregates, LLC – Stage I & II Bond Release – Permit #04010301 – Darlington Twp – Palmer Mine

9-18-24 – Aqua PA Wastewater Inc – requesting PUC approval of acquisition of the Wastewater Systems Assets of City of Beaver Falls

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Consistency/General Comment Letters - (Approval/Ratification)

- Lakeside Village Partners, LP – Lakeside Village PRD – Phase 2 Final – Economy Boro & NPDES permit (A)
- American Transmission Systems Inc. – Frisco-Maple North Tap to Knox Substation Project & encroachment permit (A)

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

- Nomination of Officers for 2025 – The Board will discuss this more at the next meeting.

Adjournment

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