

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, June 18, 2024, at the Beaver County Courthouse in the Planning Commission Conference Room.

* * * * *

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

Absent: Ms. Vannoy; and Mr. Wells

Staff: 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 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. Williams and seconded by Mr. Stuber to approve the minutes of the May 13, 2024 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant – Contract and Word Authorization with KU are nearing completion.

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

GIS Update – Beginning to move forward with transitioning Baker server to County IT – will update Board on progress.

Beaver County Comprehensive Plan Update – Continue to discuss progress with consultant. Continue bi-monthly meetings with consultant. Draft Comp Plan will be sent to Steering Committee for review on June 12.

Broadband Project – Will update Board.

SPC & PA State Planning Director’s Meetings – Next SPC Planning Directors Forum scheduled for July. Next CPDAP meeting scheduled for August.

TTC and Regional Policy Comm SPC Transportation & UWP Reimbursement – TTC meeting scheduled for June 13th – will update Board.

TIP 30 day Comment Period begins in May. At May 9th Public Participation Panel Meeting, SPC and PennDOT discussed current TIP projects. 2025 TIP adopted at the end of June.

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

Broadhead at Pleasant Drive – Roundabout or signalized intersection with other improvements. Scope of work to be determined.

Scheduling a meeting with PennDOT and grant advisor to discuss logistics and a path forward. Smart Grant could potentially be simply transferred to PennDOT.

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

GetBlok.io Holdings Pl	Beaver Valley Church of God Lot Line Rev	Pettibon Corrective Pl	
Aliquippa City 6 Lots	Brighton Twp 5 Lots	Center Twp 6 Lots	
Anna Bable Blair Pl #2	Pleasant Hills Plan	Chauvenne Consol Pl	Kohl Plan Subdiv
Darlington Twp 4 Lots	Economy Boro 6 Lots	Hanover Twp 3 Lots	North Sewickley Twp 3 Lots

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.

Subdivisions for Review and Report (Minor)

Kuhlmann Consol Pl	Terwilliger & Connor Pl	Final Trn & Rohm Subd	
Beaver Boro	Beaver Boro	Big Beaver Boro	
Myers Pl	Andrews Subdiv #1	Pleasant Dr Lot Consol Pl	Zakrajsek Rev #1
Darlington Twp	Hanover & Greene Twps	Potter Twp	Shippingport Boro

Recommendations

Proposed Land Developments

Aliquippa City – GetBlok Farms LLC @Franklin Ave Lots LD & Marion Twp – Great Southern Wood Preserving Inc. Drip Pad LD - 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 municipality. Motion carried unanimously.

Proposed Zoning Ordinances/Amendments - None

Proposed 537 Revision – Sewage Facilities Planning Modules

Chippewa Twp – The Crossings at Chippewa - After staff's review, a motion was made by Mr. Dyrwal and seconded by Mr. Williams to accept staff comments and forward to the applicant. Motion carried unanimously.

Notifications

Air Quality Permits

Aliquippa City – Shasta Services, LLC – Renewal Permit for the Condition Grinding Line.
Industry Boro – Watco Transloading LLC – Renewal of Permits for their Industry Lot 1, 2 & 3.

Encroachment Permits

Economy Boro – ETC Northeast Field Services, LLC – Permit for the B50 Pipeline Project.

NPDES Permits

New Galilee Boro – E.J. Bognar Inc. – Permit for industrial activity at their New Galilee Plant.

Oil & Gas Permits

New Sewickley Twp – PennEnergy Resources, LLC – Permit for the PER B02 Well Pad Expansion

Railroad Permits

Koppel Boro – PA American Water request to cross Norfolk Southern's tracks below grade to install/replace sanitary sewer lines.

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Aliquippa – Tyler Community Youth Center Project – DCED Greenways, Trails & Rec Grant (R)
- Patterson Twp – Patterson Twp Community Park Improvements – DCED Greenways, Trails & Rec Grant (R)
- Baden Boro – PENNVEST Funding – Baden Waterline Replacement Project (R)
- Hopewell Twp – Woodlawn Park Playground Improvements – DCED Greenways, Trails & Rec Grant (R)
- Hopewell Twp – Sharon Grange Park Playground Improvements – DCED Greenways, Trails & Rec Grant (R)

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

Miscellaneous/Informational

- Mr. Dyrwal – reappointed for another 4 year term to the BCPC Board. The Board and staff congratulated Mr. Dyrwal.

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.