

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, March 19, 2024, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Vannoy; Messrs. Ruppen and Wells

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 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 January 16, 2024 meeting Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Cleanup Grant – Consultant has been selected. Currently awaiting contract.

Floodplain – Planning 2024 Floodplain Management Course with PEMA.

GIS Update – Nothing to report.

Freight Plan – Universal public transportation pay system throughout region; Truck Parking; Climate Pollution and Reduction Program grant – SPC received grant funding to complete a regional CPRP study.

Beaver County Comprehensive Plan Update – Continue to discuss progress with consultant. Continue bi-monthly meetings with consultant. Steering Committee Meeting is March 19th at 1:30 pm.

Broadband Project – Lance will provide an update. Press conference on March 22, 2023 at the BC Courthouse.

SPC & PA State Planning Director’s Meetings - Next SPC Planning Directors Forum is scheduled for April 8th. Next Quarterly SPCP Meeting is scheduled for May 10th.

TTC and Regional Policy Comm SPC – TTC Meeting scheduled for March 14th – will update board. TIP Meeting – Approved Project list for 2025 TIP and Long-Range Transportation Plan. TIP 30-day Comment Period begins in May; Public Participation Panel Meeting scheduled for May 9th, 11 am at Courthouse. 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.

NEW BUSINESS
Development

Subdivisions for Review and Report (Major)

McNamee Subdiv Gordon Lot Line Rev
Brighton Twp 3 Lots Daugherty Twp 3 Lots

After staff’s review and a correction on the Gordon Lot Line Rev Plan review letter, a motion was made by Mr. Williams and seconded by Mr. Dyrwal to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Subdivisions for Review and Report (Minor)

Susan Farrelly Pl #3 Rev Rose Permit Sketch (Lot Consol) Schorr Lot Consol Moody Consol Pl #1
Big Beaver Boro Center Twp Economy Boro Fallston Boro

Recommendations

Proposed Land Developments

Aliquippa City – Prop. Steel Processing Center LD; and Franklin Twp – Aldi - 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 Zoning Ordinances/Amendments – None

Proposed 537 Revision – Sewage Facilities Planning Modules

Beaver Falls City – Special Study – After staff's review, a motion was made by Mr. Dyrwal and seconded by Mr. Williams to accept staff comments and forward to Beaver Falls. Motion carried unanimously.

Proposed Agricultural Security Areas - None

Notifications

Encroachment Permits

Big Beaver Boro – Eastern Gas Transmission and Storage, Inc. – Permit for the TL-400 Turnpike Low Cover Project.
Vanport Twp – Vanport Twp - Permit for the Division Lane Storm Sewer Improvements Project.

NPDES Permits

New Sewickley Twp – Jones Estates Forest Brook PA LLC – Renewal of NPDES Permit.

Oil & Gas Permits

Hanover Twp – Range Resources Appalachia, LLC – Permit for the Hanover 32 Tank Pad Project.
New Sewickley Twp – PennEnergy Resources, LLC – Permit for the B07 Well Development Impoundment Restoration Project.

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- MSP Properties of PA, LP – Proposed Tractor Supply Store – Franklin Twp (R)
- Bruster's Ice Cream – Construction of ice-cream establishment, parking, seating/drive thru – Bridgewater Boro (R)
- PennDOT – SR 0065, Sec B33 Bridge Replacement Project – Franklin & North Sewickley Twps (R)
- PennDOT – SR 0065 Country Bridge Replacement Project Support Letter (R)
- PennDOT – Beaver Midland Road Restoration Project Support Letter (R)
- PennDOT – Aliquippa East End Gateway Project Support Letter (R)

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

Miscellaneous/Informational

- 2023 BCPC Annual Report submitted to BOC

Adjournment

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