

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, September 17, 2024, at the Beaver County Courthouse in the Planning Commission Conference Room.

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

Absent: Ms. Kennedy; Messrs. Stuber, Wells and Williams

Staff: Dan Distler Director of BC Office of Planning & Redevelopment
Susan M. Jamery Senior Administrative Assistant
Frank Vescio Planning Assistant/GIS Coordinator - Absent
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 Ms. Vannoy and seconded by Ms. Dixon to approve the minutes of the August 20, 2024 meeting. Mr. Dyrwal abstained and the motion carried.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) – Nothing to report

EPA Brownfields Grant – Contract and Work Authorization with KU completion. RFP preparation is underway.

Floodplain – PAFFM Conference is Oct 2-3 in State College. David attended NFIP Training at BCCD.

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

Beaver County Comprehensive Plan Update – Adopted on 8-22 at BOC Public meeting. Posted on website with pdfs of individual maps.

Broadband Project – Attended COG Conference on 8-22 with Consultant. Verizon update.

SPC & PA State Planning Director’s Mtg -Next SPC Plan Directors Forum is Oct 14th. Next CPDAP Meeting is 10/25 in State College.

TTC and Regional Policy Comm SPC Transportation & UWP Reimbursement – TTC Meeting is 9/12. UWP Invoice submitted to SPC

Transportation – Broadhead Rd Smart Grant – Continue to attend meetings regarding HUD Community Project Funding Program. Scope of work to be determined on the Broadhead at Pleasant Dr – Roundabout or signalized intersection & other improvements. Received Disaster Recovery grant Reporting System (DRGR) credentials.

NEW BUSINESS
Development

Subdivisions for Review and Report (Major)

Lakeside Village PRD Phase 2	Bryan A. Mikush Pl	Arctic Partners Pl
Economy Boro 21 Lots	Harmony Twp 6 Lots	Hopewell Twp 3 Lots

Midland LP Redevel Phase III	Minerva Revoc Trust (Sheetz)
Hopewell Twp 5 Lots	Vanport Twp 3 Lots

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

Subdivisions for Review and Report (Minor)

Wolfe Consol Pl	Schulze-linn & Allmond Subd	Yenges-Wissner Pl
Center Twp	Chippewa Twp	Chippewa Twp
Petkash Pl # 2	America First Enterpr, Subdiv	Nigro-Johnston Subdiv
Economy Boro	Franklin Twp	Hanover Twp

Recommendations

Proposed Land Developments

Greene Twp – Hill Road Solar LD (Pal 248)
Hopewell Twp – Midland LP Redevelopment Phase III LD
Vanport Twp – Sheetz LD

After staff's review, a motion was made by Ms. Vannoy and seconded by Mr. Dyrwal 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

Ambridge Boro – Tenaris Ambridge (IPSCO Koppel Tubulars) – Permit Renewal for the Tenaris Ambridge Facility.
Koppel Boro – Tenaris Ambridge (IPSCO Koppel Tubulars) – Permit Renewal for the Tenaris Koppel Facility.
Midland Boro – Allegheny & Tsingsham Stainless LLC – Permit Renewal for the Midland Facility.

Encroachment Permits

Beaver Falls City – Columbia Gas of PA, Inc. – 7th Street Replacement Project
New Sewickley Twp – Sterling Property, LLC – Permit for the property located at 903 Freedom Crider Road.
North Sewickley Twp – Columbia Gas of PA, Inc. – Permit for the Country Club Drive Project.

NPDES Permits

Koppel Boro – PA American Water – Permit for the Koppel Wastewater Treatment Plant Facility.
Vanport Twp – Paramount Global – Permit Renewal for the Vanport Facility (former Westinghouse Electric Co).
New Sewickley Twp – Ferguson Enterprises, LLC – Permit for the Ferguson Fire & Fabrication Facility – 1747.

Water Supply Permits

Harmony Twp – Boro of Ambridge Water Auth (BAWA) – Permit for the Tank #6 Refurbishment Project.

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- PTV 1315 LLC – Construct a 10,640 sf commercial retail store in Franklin Twp (R)
- Baden Boro – Replacement of water mains, etc on various Boro streets in Baden Boro (R)
- Betters Real Estate Holdings, LP – Construct a mixed use light industrial facility, etc in Hopewell Twp (R)
- White Twp – Park Improvements Projects – Greenways, Trails & Recreation Program in White Twp (R)

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

Miscellaneous/Informational

Adjournment

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