

2025 Beaver County Planning Commission Annual Report



Chippewa Trails Subdivision—Project Site, Chippewa Township

The Beaver County Planning Commission expresses its appreciation to the Office of Planning and Redevelopment Staff and the Residents of Beaver County for their determination and participation throughout the year to make Beaver County a better place to reside and work.



McDonald's Land Development—Project Site, Rochester Borough



COUNTY FORMED IN 1800

Beaver County was created in 1800 from parts of Allegheny and Washington Counties. The new county was divided into six townships. Hanover Township represented the Washington County contribution. North Beaver Township coincided with the First District of Donation Lands. The other four townships were divided by natural boundaries: the Beaver and Ohio Rivers and Raccoon Creek.

The original boundary description read as follows:

That those parts of the counties of Allegheny and Washington included within the following boundaries; Beginning at the mouth of Big Sewickley Creek on the Ohio River; thence up the said creek to the west line of Alexander's district of depreciation lands; thence northerly along the said line and continuing the same course to the north line of the first donation district; thence westerly along the said line to the western boundary of the State; thence southerly along the said boundary across the Ohio river to a point in the said boundary, from which a line to be run at the right angle easterly will strike White's mill on Raccoon Creek, and from such point along the said easterly line to the said mill, leaving the said mill in the County of Beaver; thence on a straight line to the mouth of Big Sewickley Creek, the place of beginning; and the same is hereby erected into a separate county to be henceforth called Beaver County; and the place of the holding of the courts of justice shall be at Beavertown in the said county.

Beaver County lost one third of its territory and a half dozen townships in 1849, when Lawrence County was formed from Beaver and Mercer Counties. The new county line was drawn through Beaver County without regard for existing township lines. North Beaver Township one of the original townships from 1800, and three others, Wayne, Shenango, and Slippery Rock, were wholly within the new county. In addition parts of four townships were excised by the new boundary.



Beaver County Geographic Location

The County of Beaver is located in Southwestern Pennsylvania approximately 20 miles northwest of the City of Pittsburgh and bordered by Columbiana County in the state of Ohio; Hancock County in the state of West Virginia; and the counties of Allegheny, Butler, Lawrence, and Washington in the Commonwealth of Pennsylvania. *(The map below shows Beaver County's location in the State of Pennsylvania.)*

Beaver County encompasses approximately 444 square miles (about one percent of the area of Pennsylvania) making it one of the smaller counties in the state. Beaver County lies in the foothills of the Allegheny Mountain Range with gently rolling hills and valleys throughout the area and is divided by the Ohio and Beaver Rivers. It is comprised of 54 small municipalities consisting of two third class cities, 29 boroughs, five first class townships, 17 second class townships and a portion of the Borough of Ellwood City, each with its own governing body. Major roadways include Interstate 76 (the Pennsylvania Turnpike), Interstate 376, State Routes 18, 30, 51, 65, and 68.



Beaver County Board of Commissioners

The Beaver County Planning Commission is required by the *Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247, as amended, Article II, Section 207* to submit by March 1 an annual report of its activities and projects for the previous year. This annual report fulfills the Beaver County Planning Commission's (BCPC) obligation as outlined in the Pennsylvania Municipalities Planning Code (PA MPC), Section 207; Conduct of Business. The report content highlights all relevant business undertaken by the Commission and staff throughout 2025. At this time, Beaver County presents the 2025 Annual Report.



Daniel Camp-Chairman
2016-Present



Jack Manning
2020-Present



Tony Amadio
2008-Present



Beaver County Planning Commission Board

The Beaver County Planning Commission (Planning Commission) was established by the Beaver County Board of Commissioners (BOC) by resolution, dated May 19, 1945 as amended by resolution dated July 13, 1945 and is empowered to perform its duties as provided in the Pennsylvania Municipalities Planning Code (Act 247 as amended).

The Beaver County Planning Commission Board is comprised of nine (9) residents of Beaver County who volunteer their time to serve on the board. Board members are appointed by the Board of Beaver County Commissioners to serve four-year staggered terms. The chairperson and vice chairperson are selected by the Planning Commission board members and each serves a two-year term. This board holds a public meeting the third Tuesday of every month at the Beaver County Courthouse in the Beaver County Office of Planning and Redevelopment Conference Room at 12:30 p.m. Members are listed below.

Mission Statement

The mission of the Beaver County Planning Commission (BCPC) is to enhance the quality of life in and around Beaver County by being a reliable and objective planning source and partner. The BCPC is to provide strategic, coordinated, and objective guidance and oversight to the growth, planning, and development activities of Beaver County. It is the goal of the Commission to ensure that Beaver County's future is characterized by a healthy environment, economy, and society achieved through proactive planning, citizen representation, effective communication, and the provision of professional services from the Beaver County Planning Commission.

Our Vision

In meeting the goals and desires of citizens and adhering to state and local requirements, there will be balanced development, job opportunities, safe buildings, maintained infrastructure, enhanced environment, and participation in the region.

Beaver County Planning Commission Board Members

Michael Dyrwal, **Chairperson**

Robert Williams, **Vice Chairperson**

Dee Dixon

Heather Harmon Kennedy

Anthony Rosatone

Christopher Ruppen

Howard Stuber

Cindy Vannoy

Mychael Wells

Board Solicitor

Attorney Samuel Orr III



Statutory Authority for Planning

The responsibility for planning in Pennsylvania has been delegated to each local municipality and county. The Pennsylvania Municipalities Planning Code (MPC), Act 247 of 1968, P.L. 805, as reenacted and amended, 53 P.S. § 10101, et seq., is the legislation that conveys planning authority and sets the ground rules that a municipality must follow.

Specifically, Article II, Section 201 of the MPC provides the municipal governing body with the legal authority to establish, by ordinance, a planning agency. A governing body has several choices when it decides to create a planning agency within its municipality. It can create a planning commission, planning department or both; or, instead of a commission or department, the governing body may create a planning committee composed solely of members of the governing body. Since many municipalities opt to establish a planning commission, this publication specifically addresses the planning commission form of organization.

In Pennsylvania, the Municipalities Planning Code is the uniform planning and land use enabling law for all municipalities and counties, including those under home rule, but not for the cities of Philadelphia (consolidated with Philadelphia County) and Pittsburgh.

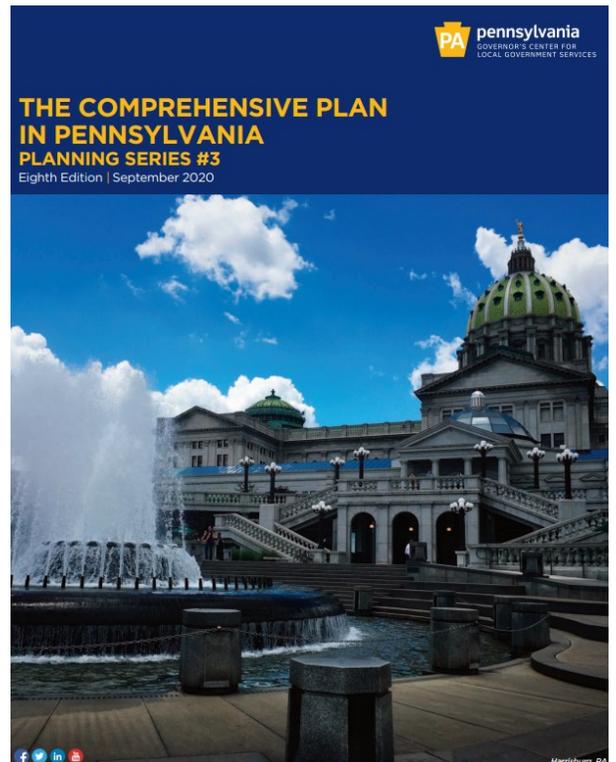
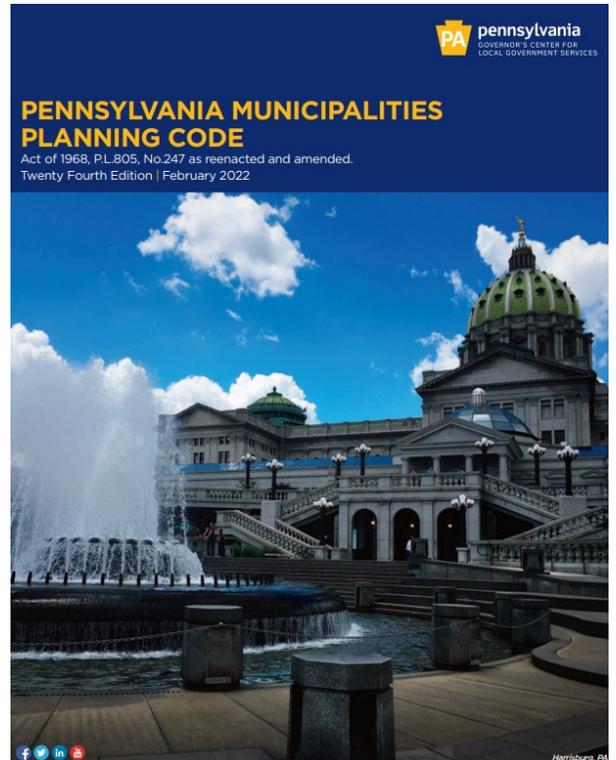
The MPC requires that the planning commission be created by ordinance enacted by the governing body and requires that it be abolished in the same manner.

A planning commission acts as an advisor to the governing body. Its principal role is stipulated in Section 209.1 of the MPC: A planning commission is required – at the request of the governing body – to prepare a comprehensive plan for the long-term growth, development, and well-being of the municipality. (For more information on comprehensive plans, please see Planning Series #3 The Comprehensive Plan in Pennsylvania.) Under Section 209.1 of the MPC, a planning commission is also empowered to:

- Make recommendations to the governing body concerning the adoption or amendment of an official map.
- Prepare and present to the governing body a zoning ordinance, and make recommendations to the governing body on proposed amendments to it.
- Prepare, recommend, and administer subdivision and land development and planned residential development regulations.
- Prepare and present to the governing body a building code and a housing code and make recommendations concerning proposed amendments thereto.
- Do such other acts or make studies as may be necessary to fulfill the duties and obligations imposed by the MPC.
- Prepare and present to the governing body an environmental study.

- Submit to the governing body a recommended capital improvements program.
- Prepare and present to the governing body a water survey, which shall be consistent with the State Water Plan and any applicable water resources plan adopted by a river basin commission. The water survey shall be conducted in consultation with any public water supplier in the area to be surveyed.
- Promote public interest in, and understanding of, the comprehensive plan and planning.
- Make recommendations to governmental, civic, and private agencies and individuals as to the effectiveness of the proposals of such agencies and individuals.
- Hold public hearings and meetings.
- Present testimony before any board.
- Require from other departments and agencies of the municipality such available information as relates to the work of the planning agency.
- In the performance of its functions, enter upon any land to make examination and land surveys with the consent of the owner.
- Prepare and present to the governing body a study regarding the feasibility and practicability of using renewable energy sources in specific areas within the municipality.
- Review the zoning ordinance, subdivision and land development ordinance, official map, provisions for planned residential development, and such other ordinances and regulations governing the development of land no less frequently than it reviews the comprehensive plan.

In addition to the duties and responsibilities authorized by Section 209.1 of the MPC, a governing body may by ordinance delegate approval authority to a planning commission for subdivision and land development applications. Generally, larger municipalities or counties delegate this approval authority to a planning commission or department and many such municipalities and counties are large enough to have full-time professional staff.





Board Message

The Beaver County Planning Commission Board is pleased to present our 2025 Annual Report, which documents changes in land use and development within the Beaver County communities over the past year.

While this report chronicles 2025, I think that it is fair to look back for a moment.

The changes in Beaver County over the last several years have been remarkable. International companies fulfilled their plans, bringing billions in new industrial infrastructure to the county.

It is this along with other work, that has strategically positioned Beaver County as a desirable location for future development.

This report reflects the work of the professionals within the Beaver County Office of Planning and Redevelopment, County leadership, and staff across multiple county departments. It also recognizes the essential role of local municipal officials and professionals, whose leadership, decision making, and collaboration are critical to shaping development and serving the communities and citizens of Beaver County.

The results documented in this report paint a clear picture of these positive outcomes.

The Beaver County Planning Commission's Board and staff are honored to serve and present this report.

We look forward to 2026.

Michael Dyrwal
Chairman



Beaver County Office of Planning and Redevelopment Staff

ADMINISTRATION

Dan Distler, **Executive Director**

David Thompson, **Assistant Director**

Ben York, **Senior Planner**

Sophie Yendell, **Associate Planner and Redevelopment Specialist**

Cassandra Majors, **Administrative Assistant**

This report summarizes the actions and efforts of the Beaver County Planning Commission for calendar year 2025. It has been prepared by the Beaver County Office of Planning and Redevelopment staff and is submitted to the Beaver County Board of Commissioners.

The information being provided herein is intended for informational purposes only. No guarantee is made as to the accuracy of this data and it should not be relied upon for any purpose other than general information.

BEAVER COUNTY PLANNING COMMISSION

www.beavercountypa.gov



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County Comprehensive Plan

Comprehensive planning is a process that determines community goals and aspirations into a living document known as a comprehensive plan. Beaver County chose to develop an implementable comprehensive plan seeking to identify solutions to local and regional issues through a community-based planning process. An implementable plan bases its structure around the issues most important to the community. Projects requiring state and/or federal review necessitate consistency with the adopted comprehensive plan. We work hard to ensure that all projects in Beaver County are in line with the goals and structure of the adopted plan.

On August 22, 2024, Beaver County adopted its new Comprehensive Plan. Consequently, the Planning Commission is diligently working to achieve the plan's goals through potential actions outlined in the Comprehensive Plan.

The following pages outline goals identified by citizens of Beaver County that have been addressed by the Office of Planning and Redevelopment (OPR) since adoption of Beaver County FOCUS.

Progress to Date

Create a Funding Strategy for Beaver County's Blight Removal Program, and Track Blighted Properties with GIS.

- In conjunction with the Community Development Program of Beaver County, and the Redevelopment Authority of Beaver County, OPR developed a voluntary Countywide Blight Inventory, as well as a funding strategy for tackling blighted properties.
 - 14 municipalities* participated in the Redevelopment Authority Municipal Blight Assistance (RAMBA) survey. Municipalities were required to submit a list of blighted properties; OPR utilized that data to create a County Blight Inventory, and provided a physical blight map* to each participating municipality.
 - The Redevelopment Authority allocated \$35,000 to participating municipalities to assist in funding property demolition, acquisition, and associated legal fees.
 - This program is meant to be supplementary to Community Development's existing blight remediation funding.

**See page 32 for more details on GIS mapping related to the RAMBA Program, and participating municipalities.*

Provide More Community Events and Recreational Opportunities, and Connect them to the Riverfront and Trails.

- OPR is continually working with community stakeholders to assess and plan for riverfront revitalization.
 - OPR is working with consultants and municipalities to complete riverfront trail planning, as well as applying for funding to meet this goal.
- EPA Brownfields Assessment and Cleanup grants are being pursued to inventory and remediate contaminated properties throughout the county.
 - With the help of an active EPA Cleanup grant, a former brownfield site in Darlington Township (The Darlington Brickyard) has the potential to be connected to the North Country Trail and provide the county with another recreational opportunity.

Progress to Date

Promote Beaver County's Historic Resources as a Recreational Opportunity and Placemaking Initiative.

- Working directly with the Beaver County Historical Research and Landmarks Foundation (BCHRLF), OPR has made significant progress in creating a historical GIS platform for the public to view.
 - The now-public Applegate Historical Tour contains a mapped layer of historic county sites and landmarks, as well as Historical Societies throughout Beaver County. This online map layer contains photos and location information for those points.
 - Partnering with the Beaver County Rehabilitation Center (BCRC) and BCHRLF, efforts are being made through the Pennsylvania Historical and Museum Commission's Historical and Archival Records Care (HARC) Grant to digitally publish BCHRLF's archival photos and records of Beaver County.

Offer On-Demand Assistance to Municipalities with Planning Efforts and Land Use Reform when Requested.

- Since Beaver County FOCUS adoption, OPR has worked diligently to attend Beaver County Regional Council of Governments (BCRCOG) monthly meetings and events, fostering a collaborative environment between both the county and municipalities.
- OPR also works directly with municipal officials and planning agencies to offer in person work sessions at the courthouse or at municipal locations. These work sessions range from zoning and land use guidance, to GIS and redevelopment assistance, and any other municipal concerns.
- When possible, OPR fosters networking opportunities for municipalities with appropriate county, regional, state, and federal agencies. This could range from potential grant assistance to permitting requirements, etc.; connecting them to existing resources.

See last page for a list of agencies that The Office of Planning and Redevelopment continually collaborates with.

Connect Beaver County



BROADBAND PROGRAM

2025 Year-End Summary

In 2025, the Beaver County Broadband Program achieved notable progress in bridging the digital divide for residents across the region. Throughout the year, the program oversaw the expansion of critical broadband infrastructure, including the deployment of high-speed fiber optic lines that extended reliable internet access to previously underserved rural areas. These improvements enabled more than a thousand households to access high-quality internet for the first time, opening doors to remote work, online education, and telehealth services. The program maintained transparent and consistent communication with the public through press releases, newsletters, direct media engagement, postal letters, and management of dedicated program hotlines.

Q1: At the start of the year, efforts focused on updating the Connect Beaver County website's affordability page, transitioning it from its Affordable Connectivity Program (ACP)-focused origins to a more current resource for residents seeking affordability assistance. A new Affordable Connectivity Tracker was developed and launched, enabling county residents to identify which ISPs serve their address. The tool also allows residents to compare low-cost service options easily.

Q2: The project reached a significant milestone in the second quarter—the halfway point of the countywide Verizon project. The team also organized an archive of project communications using the ArcGIS Storymap tool, allowing convenient access to information and supporting upcoming award submissions.

Q3: During the third quarter, the Beaver County Broadband Program was honored with the National Association of Telecommunications Officers and Advisors (NATOA) Public-Private Partnership (P3) Award. Program representatives prepared and presented at the annual NATOA conference, which took place in New Orleans.

Q4: As the year closes, 1,275 homes have been connected with Verizon service via 350 new miles of fiber. Approximately 400 homes previously identified for service remain. User adoption rates surpassed expectations, with 475 new subscribers—representing about 40% of newly eligible households. In October, a celebration event was hosted at Rolling Acres Golf Course to commemorate progress and to express gratitude to key stakeholders for their years of support. Additionally, ongoing enhancements to the Connectivity Tracker tool on the website (set to launch in early 2026) are aimed at providing residents with more comprehensive insights into project developments relevant to their locations.



Municipal Zoning and SALDO Ordinances

The Beaver County Planning Commission received 29 requests to review a proposed Zoning Ordinance or Subdivision and Land Development Ordinance in 2025.

The following chart shows the complete list of reviews; it **does not** show those actually adopted by the municipalities.

Municipality	Month	Description
Shippingport Boro	Feb	Data Mining Zoning Amendment
Shippingport Boro	Feb	Subdivision and Land Development Ordinance
Shippingport Boro	Feb	Solar Zoning Amendment
Franklin Twp	March	Billboards
Franklin Twp	March	Fences and Hedges
Franklin Twp	March	Solar
North Sewickley Twp	March	Commercial Solar Facilities
Big Beaver Boro	June	Parks and Rec Facilities
Big Beaver Boro	June	Timber
Center Twp	June	Zoning Map Amendments
Franklin Twp	June	Zoning Map Amendments
North Sewickley Twp	June	Zoning Map Amendments
Shippingport Boro	June	Zoning Map Amendments
Brighton Twp	July	Code Amendments
Industry Boro	July	Zoning Classification Amendments
Potter Twp	July	Permitted Use Amendment
South Beaver Twp	July	Zoning Ordinance Amendment
Big Beaver Boro	Aug	Zoning Map Amendments
Economy Boro	Aug	Rezoning Map Amendment
Hopewell Twp	Oct	Zoning Map Amendment
Shippingport Boro	Oct	Zoning Map Amendment
Greene Twp	Nov	Battery Energy Storage Systems
Greene Twp	Nov	Data Centers
Greene Twp	Nov	Solar Energy Systems
New Sewickley Twp	Nov	Area and Yard Requirements
Raccoon Twp	Nov	Battery Energy Storage Systems
Raccoon Twp	Nov	Data Centers
Raccoon Twp	Nov	Solar Energy Systems
Brighton Twp	Dec	Rehabilitation Facility Definition



Subdivision and Land Development Activity

This annual report is a summary of the subdivision, land development, municipal amendments, land use environmental reviews, and, other reports and applications received by the Beaver County Planning Commission (BCPC) for review and comment as authorized by the Pennsylvania Municipalities Planning Code (Act 247 as amended). It is not intended, nor should it be interpreted, as a summary of the amount of construction activity or the number of housing units built within the county or a particular municipality during 2025. Information on construction activity can be obtained by contacting the municipality.

The information in this report provides an indication of what areas in the county might undergo development in the future. Comparisons are made with data from previous years to provide an indication of development trends in the county. A concerted effort was made to eliminate duplication of the number of residential units and the amount of nonresidential development proposed in the previous years. The number of lots and/or acreage of development were based on the most current plan submitted for review.

The number of reviews for 2025 reflects all the proposals submitted and reviewed during the year, including those that may have also been reviewed in a previous year at an earlier plan stage. Where a subdivision or land development was reviewed more than once in the current year due to different planning stages, it was counted more than once as a reviewed proposal. This allows for an accurate account of the number of reviews conducted by staff during the year.

Subdivision and Land Development Activity

In accordance with Sections 502 and 704 of the Pennsylvania Municipalities Planning Code (Act 247 as amended), all applications for subdivisions, land developments, and planned residential developments reviewed by municipalities must be submitted to the county planning agency for review and comment. The following information on the next several pages describes the proposed residential and nonresidential subdivision and land development activity reviewed by the Beaver County Planning Commission in 2025.

Land Potentially Impacted by Proposed Development

Subdivision and Land developments have a significant impact on the amount of land available for future development. **The chart on pages 17 and 19** shows the amount of land potentially impacted by proposed development in 2025.



2025 Land Developments

Municipality	Name
City of Aliquippa	Aliquippa High School Field House Logstown Lofts Schoolhouse, LP Metalwerks Expansion Dorsett Trucking LLC, Mary Snyder Plan
Baden Borough	Proposed Restaurant 2020 Big Sewickley Creek Road
Big Beaver Borough	Project Horizon
Brighton Township	Brighton Social Hall Reconstruction
Center Township	Beaver Valley Mall Highland Meadows PRD Overall Topographical Survey and Existing Conditions Plan Columbia Gas Cold Storage Building Valley Village Townhomes
Darlington Township	Little Beaver Road Solar
Hopewell Township	Bet-Tech Industrial Park
North Sewickley Township	Lot Line revision Plan and Minor Land development for Holy Redeemer Cemetery Land Development Plans for Belton Road Building Addition
Ohioville Borough	Ramsey South Solar Project
Potter Township	Overall Topographical Survey and Existing Conditions Plan Columbia Gas Cold Storage Building
Rochester Township	United Parcel Services Expansion Land Development Plan McDonald's USA, LLC Land Development 1 Acre
Shippingport Borough	Project Phoenix Phase 1



2025 Subdivisions and Land Developments by Municipality

Municipality	Subdivisions	Lots	Acres	Land Developments	Existing Acres	Developed Acres
City of Aliquippa*	4	15	9.93	4	35.98	32.18
Ambridge Borough	0	0	0	0	0	0
Baden Borough	2	3	5.69	1	0.96	0.71
Beaver Borough	1	2	0.37	0	0	0
City of Beaver Falls	3	13	4.47	0	0	0
Big Beaver Borough	0	0	0	1	99.49	4.6
Bridgewater Borough	0	0	0	0	0	0
Brighton Township	5	14	18.74	1	3.43	1.08
Center Township*	8	57	83.71	4	148.98	26.705
Chippewa Township	6	20	68.15	0	0	0
Conway Borough	0	0	0	0	0	0
Darlington Borough	0	0	0	0	0	0
Darlington Township	7	15	235.06	1	25.67	12.18
Daugherty Township	3	6	52.23	0	0	0
East Rochester Borough	0	0	0	0	0	0
Eastvale Borough	0	0	0	0	0	0
Economy Borough*	3	5	5.26	0	0	0
Ellwood City Borough*	1	2	0	0	0	0
Fallston Borough	0	0	0	0	0	0
Frankfort Springs Borough	0	0	0	0	0	0
Franklin Township	5	13	127.93	0	0	0
Freedom Borough	0	0	0	0	0	0
Georgetown Borough	0	0	0	0	0	0
Glasgow Borough	0	0	0	0	0	0
Greene Township	1	3	47.58	0	0	0
Hanover Township	5	22	128.44	0	0	0
Harmony Township	0	0	0	0	0	0
Homewood Borough	0	0	0	0	0	0
Hookstown Borough	1	3	29.9	0	0	0
Hopewell Township	7	24	329.16	1	19.5	7



2025 Subdivisions and Land Developments by Municipality

Municipality	Subdivisions	Lots	Acres	Land Developments	Existing Acres	Developed Acres
Independence Township*	3	8	150.63	0	0	0
Industry Borough	2	5	37.26	0	0	0
Koppel Borough	0	0	0	0	0	0
Marion Township	0	0	0	0	0	0
Midland Borough	0	0	0	0	0	0
Monaca Borough	3	8	0.99	0	0	0
New Brighton Borough	1	2	0.13	0	0	0
New Galilee Borough	0	0	0	0	0	0
New Sewickley Township	7	15	146.66	0	0	0
North Sewickley Township	4	9	93.559	2	76.623	76.289
Ohioville Borough	3	9	273.12	1	124.67	124.67
Patterson Heights Borough	0	0	0	0	0	0
Patterson Township*	2	11	1.66	0	0	0
Potter Township*	2	6	73.06	0	0	0
Pulaski Township	0	0	0	0	0	0
Raccoon Township*	3	13	240.04	0	0	0
Rochester Borough	1	2	10.469	1	10.469	10.469
Rochester Township	2	9	16.89	1	3	0.11
Shippingport Borough	1	2	431.01	1	579.41	266
South Beaver Township	4	10	358.4	0	0	0
South Heights Borough	0	0	0	0	0	0
Vanport Township	0	0	0	0	0	0
West Mayfield Borough	0	0	0	0	0	0
White Township	0	0	0	0	0	0
Total	93	326	3,060.5	19	1,127.85	561.99

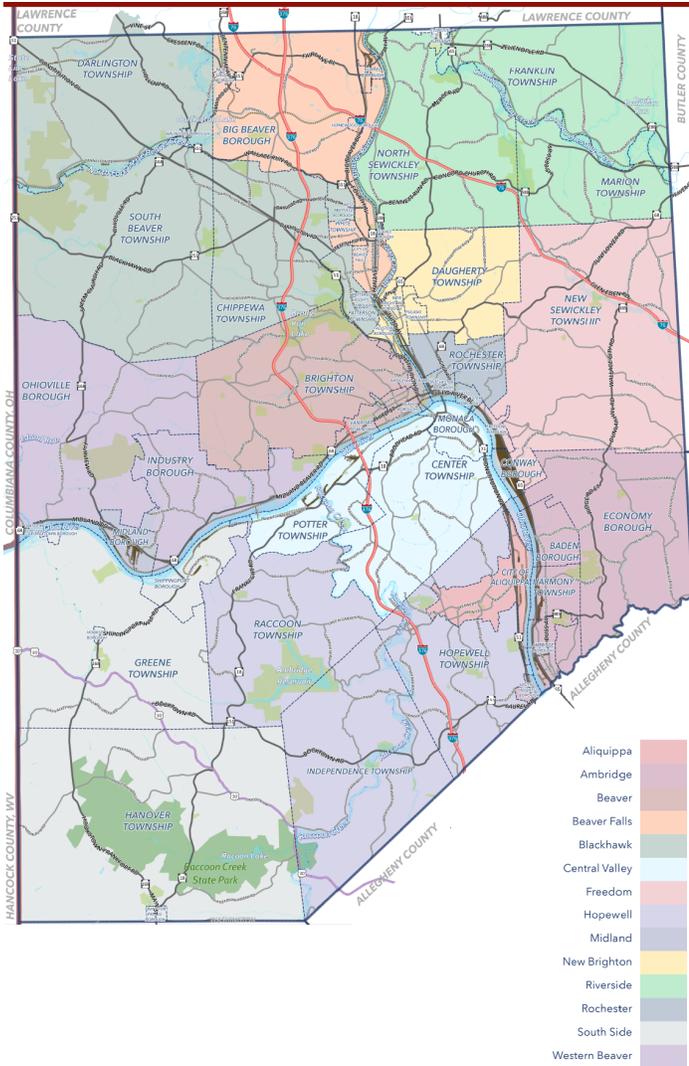
*Denotes multi-municipal plan

Total Number of Subdivisions and Land Developments = 112

Total Acreage of Subdivisions and Land Developments = 4,188



2025 Subdivisions by School District



School District	Lots	Acres
Aliquippa	15	13
Ambridge Area	7	10.95
Beaver Area	16	19.11
Big Beaver Falls Area	13	4.47
Blackhawk Area	47	743.27
Central Valley Area	60	157.49
Ellwood City (BC)	0	0
Freedom Area	15	146.66
Hopewell Area	39	719.83
Midland	0	0
New Brighton Area	8	52.36
Riverside Beaver Co.	22	221.489
Rochester Area	11	27.359
South Side Area	30	636.93
Western Beaver Area	14	310.38
Total	295	3,063*

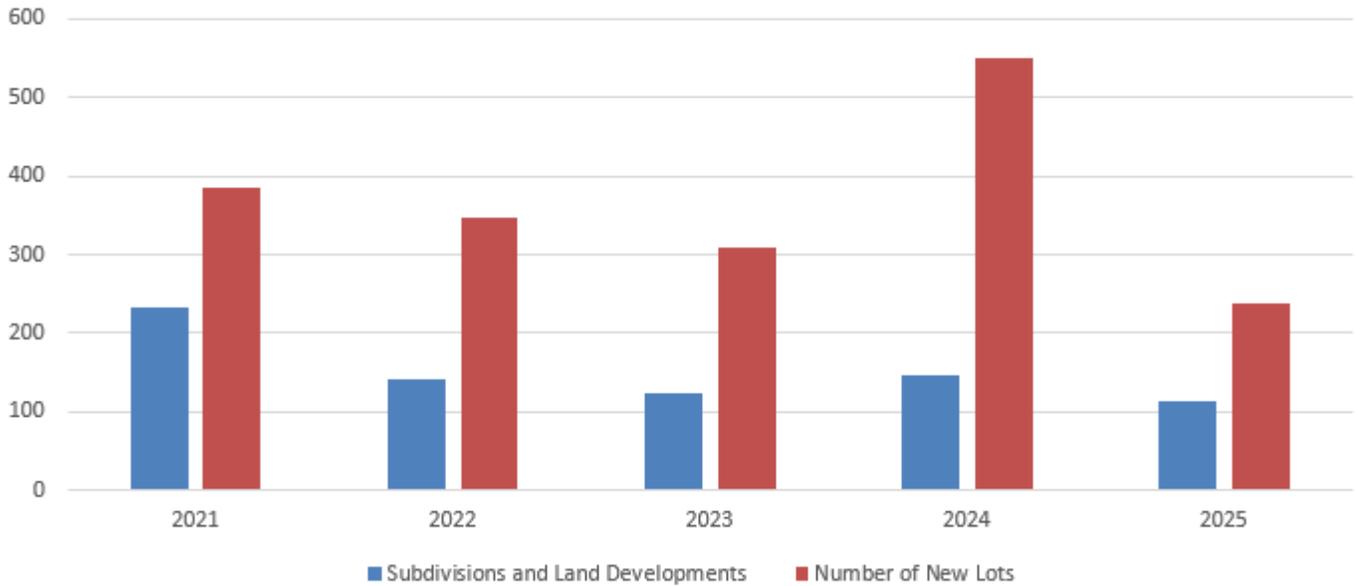
*Total acres rounded to nearest whole number

Subdivision plans spanning more than one school district are counted once in each applicable district.

A breakdown of lots proposed and acres affected by each school district is shown above. The number of lots proposed does not necessarily mean that the lots will be developed; therefore the impact of the subdivisions on the local school districts cannot be accurately determined. A large percentage of the subdivisions submitted were minor subdivisions (two lots or less) that generally have little effect on school enrollment.

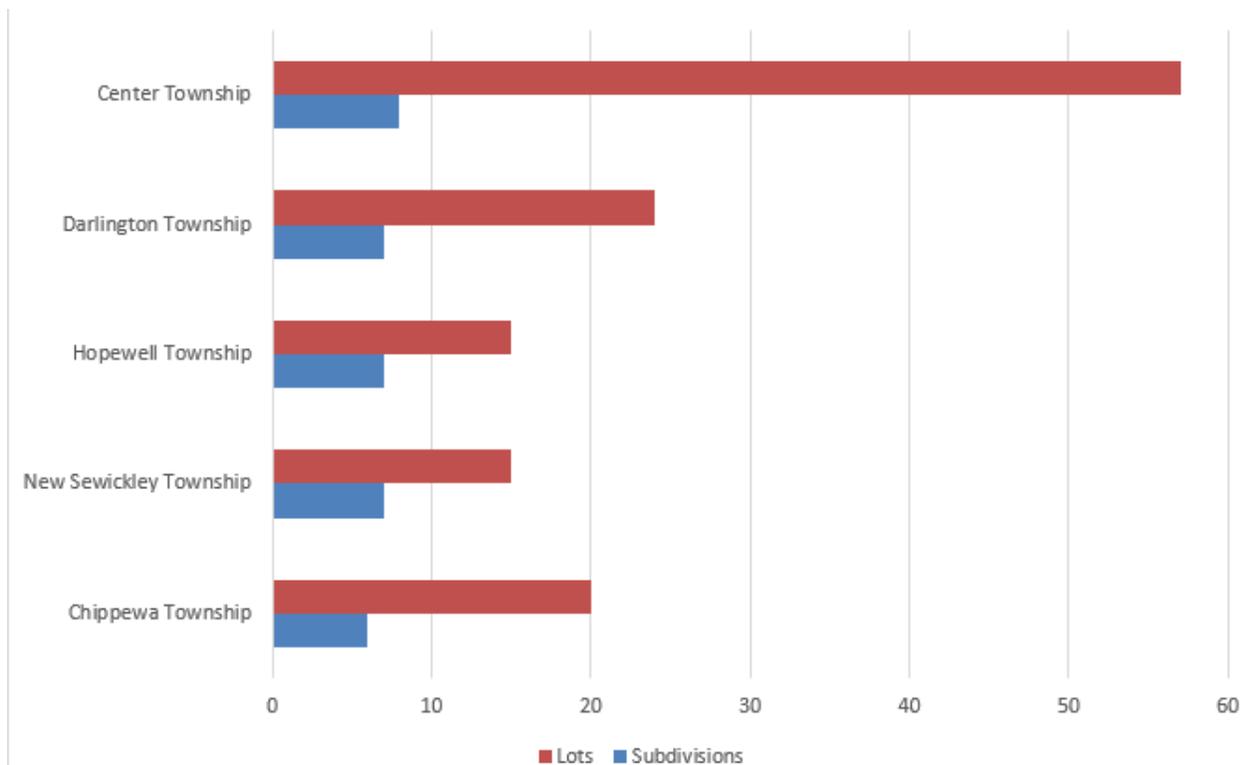


Total Number of Subdivisions, Land Developments, and Number of Lots in 2025



In 2025, the Beaver County Planning Commission reviewed 56 minor subdivisions (two lots fewer), 37 major subdivisions (three+ lots) and 19 land developments. These numbers do not include 8 multi-municipal duplicates that are included in the chart. Lots created or proposed for potential development amount to 237. A total of 4,188 acres were affected.

Top 5 Municipalities for Subdivisions and Number of Lots in 2025





Act 537 Sewage Facility Plan Revisions / Plan Updates

The **Pennsylvania Sewage Facilities Act 537**, as amended, was enacted on January 24, 1966 to correct existing sewage disposal problems and prevent future problems. To meet this objective, the Act requires proper planning in all types of sewage disposal situations. Local municipalities are largely responsible for administering the Act 537 Sewage Facilities Program. To assist local municipalities in fulfilling this responsibility, the Department of Environmental Protection (DEP) provides technical assistance, financial assistance, and oversight. In 2025, the Beaver County Planning Commission reviewed 6 Act 537 Sewage Facilities Plan Revisions.

Month	Applicant	Municipality
February	Logstown Lofts Sewage	City of Aliquippa
March	Levi Feezle	South Beaver Township
April	Beaver River Ranch	North Sewickley Township
May	Project Horizon	Big Beaver Borough
October	Montgomery Ridge at Yellow Gates Estates	City of Aliquippa
November	Heurich Construction	Franklin Township

Agricultural Security Areas

The **Agricultural Security Law (Act of June 30, 1981, P.L. 128, No. 43, as amended)** allows municipalities to create Agricultural Security Areas (ASA) when petitioned by farmers committing a minimum of 250 acres and meeting minimum acreage size. An ASA provides the landowner with additional protection from changes in surrounding land uses that could restrict his ability to farm successfully, such as complaints from adjacent residential subdivisions, condemnation by government and/or public utilities and assessments for new sewer and water lines running by his property. It does not restrict the farmer's ability to sell his land for development. A municipality must submit the proposals to the County Planning Commission for review and comment prior to creating an Agricultural Security Area, the state-mandated 7-Year Review of its ASA, and any proposed additions/deletions between and during the mandated 7-year Reviews. In 2025, BCPC reviewed 4 ASA 7 year reviews for Franklin Township, Marion Township, New Sewickley Township, and Independence Township.



Projects for Review and Comment

In 2025, 147 projects were submitted to the Planning Commission for endorsement/consistency review.

Month	Applicant/Project/Description	Municipality
January	Range Resources Appalachia, LLC—SJ Exploration 18091 Well Site	Independence Township
January	United States Gypsum Co—Storage Expansion Project	City of Aliquippa
January	3151 Conway, LLC—Monika Heights Residential Devel	Economy Borough
January	New Sewickley Township Municipal Authority—SR 989 Waterline Extension Project	New Sewickley Township
February	Legacy Bricks Project-Residential Buildings	City of Aliquippa
February	Pivotal Housing Partners—St Cecilia Senior Development	Rochester Borough
February	ATSI-Earth and Sediment Permit	Shippingport Borough
March	PennEnergy Resources, LLC.—Tank Pad	New Sewickley Township
March	North Sewickley Township Water Authority-Replace Waterline	North Sewickley Township
March	Heurich Construction Inc.—Emerald Valley Residential Development—Developments to Land	Franklin Township
March	MEPPI-Proposed Improvements	Big Beaver Borough
March	Trumbull Corp.—Lock and Dam Project	Potter Township
March	Range Resources-Appalachia, LLC.—Earth and Sediment Permit	Independence Township
March	Vantage Data Centers PA1, LLC.—Stormwater and Utility Connections	Shippingport Borough
April	Greenways, Trails, Recreation Grant Program—Swimming Pool Improvements	Midland Borough
April	Aliquippa School District-Land Developments and Stormwater Control	City of Aliquippa
April	Range Resources—Appalachia, LLC.	Independence Township
April	Borough of Midland—Lincoln Park Charter School-Gymnasium, classrooms, sidewalks and walkways	Midland Borough
April	Vistra Corporation—Repair and Restore failed slope	Shippingport Borough
April	Beaver River Trails Grant for a safer connector trail between two existing sections	City of Beaver Falls
April	Renovations of Washington Ave Monaca Borough	Monaca Borough
May	Industry Borough Municipal Authority-Barclay Hill Road Chlorine Injection System Project	Industry Borough
May	Ambridge Water Authority—4th Street Waterline Replacement Project	Ambridge Borough
May	Borough of Midland—9th Street Storm Sewer Improvements	Midland Borough
May	Municipal Water Authority of Aliquippa—Sanitary Sewer Defect Repairs	City of Aliquippa
May	Industry Borough—Water Tank Rehabilitation Project	Industry Borough
May	Borough of Midland—Sewer System Cleaning and Televising-Phase I	Midland Borough
May	Ambridge Water Authority—Maplewood Ave Lead Service Line and Waterline Replacement Project	Ambridge Borough
May	Brighton Township—2025 Stormwater Improvements Project	Brighton Township
May	Brighton Township—MS4 Outfall Rehabilitation Project	Brighton Township
May	North Sewickley Township—Greenways, Trails, and Recreation Program Bradshaw Park Imp.	North Sewickley Township
May	New Sewickley Township Municipal Authority—Suzanne Street Waterline Replacement Project	New Sewickley Township
May	New Sewickley Township Municipal Authority—9th Street Ext. Waterline Replacement Project	New Sewickley Township
May	Brighton Township Municipal Authority Gypsy Glen Standpipes Rehabilitation Project	Brighton Township



Projects for Review and Comment (cont'd)

Month	Applicant/Project/Description	Municipality
May	North Sewickley Township Water Authority—Chapel Drive Waterline Replacement Project	North Sewickley Township
May	Brighton Township Municipal Authority—Lead Free Meter Replacement—Phase I	Brighton Township
May	Brighton Township Sewage Authority—Dano Drive Force Main Replacement Project	Brighton Township
May	Brighton Township Sewage Authority—Todd Rd Lift Station Rehabilitation Project	Brighton Township
May	Brighton Township Sewage Authority—Hemlock Street Sanitary Sewer Improvement Rehabilitation	Brighton Township
May	North Sewickley Township Sewer Authority—Generator Replacement Project	North Sewickley Township
May	Aliquippa Municipal Water Authority of Aliquippa—Wade Street Waterline Replacement	City of Aliquippa
May	Aliquippa MWA—Valve Replacement Project Phase III	City of Aliquippa
May	Center Township—Golfview Storm Sewer Improvements	Center Township
May	Shippingport Borough—Water System Quality Improvements	Shippingport Borough
May	Avondale Drive Extension Stormwater Improvements Project	Industry Borough
May	Harmony Township Sanitary Sewer Grade 4&5 defect Repairs	Harmony Township
May	Patterson Township—North Old Oak Drive Stormwater Improvements Project	Patterson Township
May	Patterson Township—Figley Street Spring Remediation	Patterson Township
May	Patterson Township—Bonnieview Drive Stormwater Improvements Project	Patterson Township
May	Center Township—CTWA-Wagner Road Waterline Replacement-Phase I	Center Township
May	Center Township—CTWA-Meadowlark Lane Waterline Replacement	Center Township
May	Center Township—CTWA-Old Broadhead Road Waterline Replacement	Center Township
May	White Township—Sewer System Cleaning and Televising	White Township
May	White Township—22nd Avenue and Craighead Lane Storm Sewer Improvements	White Township
May	Center Township—CTSA—Biggins Lift Station and Forcemain Replacement Project	Center Township
May	Center Township Sanitary Authority 2025 Sanitary Water and Sewer Grant Application	Center Township
May	Center Township—Center Commons Boulevard Storm Sewer Improvements	Center Township
May	Center Township—Moon Run Culvert Replacement	Center Township
May	New Sewickley Township Municipal Authority-Robinson Street Waterline Replacement Project	New Sewickley Township
May	Vanport Township—Vanport Township Municipal Authority—Water Treatment Plant upgrades	Vanport Township
May	R.A.R—Stormwater Inlet Repair and Replacement Project	City of Aliquippa
May	HRG Upper Racoon Creek Interceptor Improvement Project	Hopewell Township
May	Roberts Run LLC. 52 Lot Residential Subdivision	Brighton Township
May	Patterson Township Municipal Authority—Corrective Action Sewer Repair	Patterson Township
May	PennDot—Road Restoration Project	Glasgow Borough, Industry Borough, Midland Borough, Ohioville Borough, and Vanport Township
May	PennDot—State Route 65 Bridge Replacement Project	Franklin Township and North Sewickley Township
May	New Sewickley Township—Municipal Complex Sewage Improvements Project	New Sewickley Township
May	LSSE—Two Mile Trail Pedestrian Bridge Project	Brighton Township
May	KLH—Rochester Area Joint Sewer Authority—Sanitary Sewer Interceptors Manhole Lining	Rochester Borough
May	KLH—Municipal Authority of the Borough of Midland—Murphy Hill Water Storage Tank Improvements Project	Midland Borough
May	KLH—Rochester Area Joint Sewer Authority—Repair and Replace Equipment at the Waste Water Treatment Plant (WWTP)	Rochester Borough
May	KLH—Municipal Authority of the Borough of Midland—8 th Street Water Storage Tank Improve-	Midland Borough
May	KLH—Cresswell Heights Joint Authority—Repaint and Refurbish Fire Hydrants	South Heights Borough, Crescent Township, Hopewell Township and Moon Township
May	HRG—Harmony Township Stormwater Improvements	Harmony Township
May	HRG—Lead Water Service Line Replacement Project	Beaver Borough
May	KLH—Brady's Run Sanitary Authority Wastewater Treatment Plant Improvements Phase III	Chippewa Township
May	Franklin Township Municipal Authority-Install Emergency Generators in North and South Pump Stations	Franklin Township

**Projects for Review and Comment (cont'd)**

Month	Applicant/Project/Description	Municipality
June	LSSE-Bet-Tech Industrial Park—Intermodal Redevelopment-Hopewell Township	Hopewell Township
June	Modany—Falcone, Inc.—Addition to existing building	Harmony Township
June	Range Resources Appalachia, LLC.—General Permit	Independence Township and Findley Townships
June	LSSE—Recreation Park Well Replacement	South Beaver Township
June	LSSE—Park Improvements	White Township
June	HRG—Byersdale Park Tennis Courts	Baden Borough
June	HRG—Hopewell Township Park Walking Trail and Fishing Wall	Hopewell Township
June	LSSE—Darlington Road Stormwater Improvements	New Sewickley Township
June	LSSE—Industry Borough Park Basketball Court Resurfacing and Pickleball Conversion	Industry Borough
June	LSSE—Park Gazebo Rehabilitation and Play Structures	Industry Borough
June	LSSE—Municipal Parks Improvements Sylvan Crest Park and Sherwood Park	Center Township
June	LSSE—Municipal Park Pavilions	Center Township
June	LSSE—Municipal Park Play Structures	Center Township
June	LSSE—8th Street Park Improvements for Recreation, Wellness, and Community Engagement	Patterson Township
June	LSSE—Glen Rape Road Stormwater Improvements	New Sewickley Township
June	LSSE—Roosevelt Park Water Lot Restoration	Beaver Borough
June	Shell Falcon Pipeline Repair a soil slip area of an existing pipeline	Green Township
June	Center Township—Amendments and revisions to existing appurtenances necessary	Center Township
July	Range Resources-Appalachia, LLC.—Installing Waterline	Independence Township
July	LSSE—Roadway and Pedestrian Improvements	Midland Borough
July	Shell Pipeline Company, LP-Repair soil slippage on hillside	Potter Township
July	Hopewell Township—Install/Replace Sanitary Sewer	Hopewell Township
August	Pennsylvania American Water—Approval for Install/Replacement of the Sanitary—Sewer Line	Koppel Borough
August	American Transmission Systems Inc.,(ATSI)—Reconstruction of Substation/Storm Sewer and existing cut slopes	Shippingport Borough
August	Lower Mon River, LLC—Ohio River Bulkhead Project	Industry Borough
August	LSSE Two Mile Run Pedestrian Bridge	Brighton Township
August	LSSE—Brighton Social Hall Reconstruction	Brighton Township
August	Affordable Housing Program/Semper Fi Mission-Improvements	Rochester Borough
August	MEPPI—Building Improvements	Big Beaver Borough
August	McDonald's USA, LLC.—Erecting a Building with 2 Lane Drive –Thru	Rochester Borough
August	LSSE—Lakeview Personal Care Home Water System upgrades	South Beaver Township
August	The Eads Group—Improvements to Georgetown Road	Green Township
August	HRG—Valley Road Building a Bridge	Harmony Township
August	Chippewa Alliance Church—Addition Installed	Chippewa Township
August	LSSE—Milling and Paving Roads	White Township
August	Gateway Engineers—Amendments to Stormwater Management Facility	Brighton Township
August	National Fuel Gas Supply Corp.—New Steel Pipeline connected to Natural Gas Pipeline	Independence Township, Racoon Township, and Shippingport Borough
August	Lester Brown Mine-Mining/Loading and Excavator to load trucks	City of Aliquippa
September	MarkWest Liberty Midstream and Resources, LLC General Permits for Utility Line and Temporary Road Crossings and Erosion and Sediment Permits	Independence Township
September	Lakeside Village Partners, LP—Construction of a Residential Development	Economy Borough
September	PinOak Energy Partners, LLC—Notice for a Wall BEA Pad	Big Beaver Borough
September	Madison Energy Holdings, LLC—Solar Power Generation Facility with Infrastructure	Ohioville Borough
September	PennPower, a FirstEnergy Company-Project Removal and Replacement of Overhead conductor Cables	Big Beaver Borough

**Projects for Review and Comment (cont'd)**

Month	Applicant/Project/Description	Municipality
September	Third Street Beaver Associates, LLC.-7 Lot Residential Development	Brighton Township
September	Hopewell Township—Improvements to increase hydraulic capacity	Hopewell Township
September	Madison Energy Holdings, LLC—Solar Generation Facility with Infrastructure	Ohioville Borough
September	Penn Power a First Energy Corp.—Removal and replacement of overhead conductor cables	Big Beaver Borough
October	Verizon Pennsylvania, LLC—Place aerial cable	Darlington Township
October	PennEnergy Resources, LLC—Waterline	New Sewickley Township
October	Range Resources—Appalachia, LLC—Install Temporary above ground waterline	Independence Township
October	BCCED—Clearing and Grading for two lots with drainage system	Big Beaver Borough
October	Beaver County Corporation Economic Development Enterprise Zone Application	Beaver County
October	KLH and BFMA Tank Improvements	City of Beaver Falls
November	Widmer Engineering Inc.—Water Transmission Replacement	Monaca Borough
November	PSU—Beaver Campus Athletics—Renovation of an existing ballfield	Center Township
November	Aligned Data Centers (PIT) PropCo, LLC-Mass Grading Erosion and Stormwater Management	Shippingport Borough
December	Bridgewater Crossing 2, LLC-Grading, Utilities, Parking Areas, Roads and Stormwater Management	Center Township
December	Gateway Engineers—Mitsubishi Electric Power Products, Inc.	Big Beaver Borough
December	Peoples Natural Gas Company, LLC.—Excavation along Woodland Road	New Sewickley Township and Economy Borough
December	HRG—Byersdale Park Tennis Courts Project	Harmony Township
December	HRG—Landslide Remediation Project	Harmony Township
December	Dynamic Environmental Associates, Inc.— Relocating existing antennas & Install new antennas	Hopewell Township
December	KLH—Brady's Run Sanitary Authority	City of Beaver Falls
December	KLH—Municipal Authority of the Borough of Midland	Midland Borough
December	LSSE—Fairview Elementary School Sewage Treatment Plant	Midland Borough

**Permit Application Notifications**

The *Pennsylvania Department of Environmental Protection (Act 14, as amended)* requires that all applicants for non-mining environmental permits give written notice to each municipality in which they are located. These notices are forwarded to the County Planning Commission for review. In 2025 the Beaver County Planning Commission received and reviewed a total of 84 notifications.

<u>Permit Application Type</u>	<u>Quantity</u>
Air Quality Permits	15
Encroachment Permits	16
Mining Activity Permits	-
NPDES Permits	27
Oil and Gas Permits	4
Railroad Permits	-
Waste Permits (solid, residual, municipal, hazardous, etc.)	4
Water Quality Permits	5
Water Management Plan/Withdrawal Plan Permits	-
Water Supply/Allocation	6
Other/Miscellaneous	7
Total	84



Floodplain Management and Training

The Pennsylvania Association of Floodplain Managers (PAFPM) has become a statewide leader in floodplain management outreach and training, and in 2025, Dan Distler continued his service on the PAFPM board.

Floodplain Maps



FEMA

This picture shows an example of a Flood Insurance Rate Map (FIRM) of Raccoon Creek Entering the Ohio River.

EPA Brownfield Grants update

PROJECT DESCRIPTION:

In 2023 the Planning Commission received a \$500,000 Environmental Protection Agency Cleanup Grant for the remediation of the Darlington Brickyard site, located at 825 Cannelton Road in Darlington Township, which was identified in a previous EPA Assessment Grant.

Late 2025 saw the completion of this cleanup project, which consisted of the removal of Asbestos-Containing Material (ACM) and other accumulated waste/debris on the site. All ACM and other waste removed from the site was transported for proper disposal; an estimated 2,800 tons of ACM-impacted material was removed from the site. Cleanup of this site now provides the safest environment for potential reuse by removing hazardous materials and preventing exposure to future workers and/or site occupants.

Beginning in late 2025 and moving into 2026, the Office of Planning and Redevelopment is in the process of applying for another EPA Brownfield Community-Wide Assessment Grant, to be used towards future site assessments and planning within Beaver County.



The Southwestern Pennsylvania Commission

“The Southwestern Pennsylvania Commission (SPC) is the federally-designated metropolitan planning organization (MPO) responsible for the region’s transportation planning process that supports the effective operations, maintenance and improvement of a regional transportation system, including the movement of people and goods, protection and enhancement of communities and the environment, and continuing development of the regional economy.”

2024-2026 Transportation Improvement Program for Southwestern Pennsylvania

“The Transportation Improvement Program (TIP) is one of the core products of SPC’s cooperative, coordinated and comprehensive (3c) metropolitan transportation planning process. The 2024-2026 TIP for Southwestern Pennsylvania specifically identifies the region’s highest priority transportation projects programmed for advancement over the next four years. The TIP includes a variety of transportation investments, including improvements made to the roadway system, public transportation, rail and other intermodal projects, as well as bicycle and pedestrian facilities. The TIP document is amended regularly to reflect the most current funding and project information and is updated comprehensively every two years.”

Public Participation Meetings/Panels

“SPC maintains Public Participation Panels (PPPs) for each county in its transportation planning region. Residents do not need to travel outside their own county to address SPC. PPP meetings are open to the public. Appointed members represent the population of their respective counties in regards to age, income, ethnicity, special needs, and special interests. Members help to ‘get the word out’ about what they learn at meetings to the groups they represent. They also assist SPC by reaching out to involve the general public.”

Source for information above

<https://www.spcregion.org/programs-services/transportation/>

In 2024, members of the Public Participation Panel were selected, and several new members were appointed for the 2025-2026 term. PPPs meet on an as-needed basis, generally when a major document (such as the long-range plan, the TIP, or the Air Quality Report) is under public review. In June of 2025, SPC hosted a Panel Orientation for those members appointed to the PPP in 2024, to serve the 2025-2026 term. New members will be appointed in December 2026, and their two-year terms will begin January 1, 2027.

On October 28, 2025, SPC held Beaver County’s PPP meeting for the 2027-2030 TIP. The 2025 PPP meeting saw an attendance of 21 participants representing various stakeholder groups and residents. Stakeholder groups consisted of Beaver County Commissioners, Planning and Redevelopment Staff, SPC staff, Municipal Officials, PennDOT, and members of the public.

The Beaver County Planning Commission has a significant role in transportation planning. The Beaver County Planning Commission is involved with Beaver County’s Transportation Improvement Program. Beaver County works directly with SPC and PennDOT to ensure that the County’s priority road and bridge projects are being identified.

GIS Activities

A **Geographic Information System (GIS)** is a computer system or software framework that stores, displays, analyzes, and interprets data related to positions on the Earth's surface. It uses data that is attached to a unique location or has a geographic aspect. A GIS can help individuals and organizations better understand spatial patterns and relationships, and solve real-world problems. GIS is also a term for the industry and profession that deals with these systems.

GIS is used to support planning-related activities, activities in the Redevelopment Authority, the Agricultural Land Preservation Program, EMS, Assessment and other county departments. County agencies, along with Michael Baker International and ESRI, work together to make sure the system functions at full capacity to meet the unique needs of each office. The web portal is free to the public for property information.

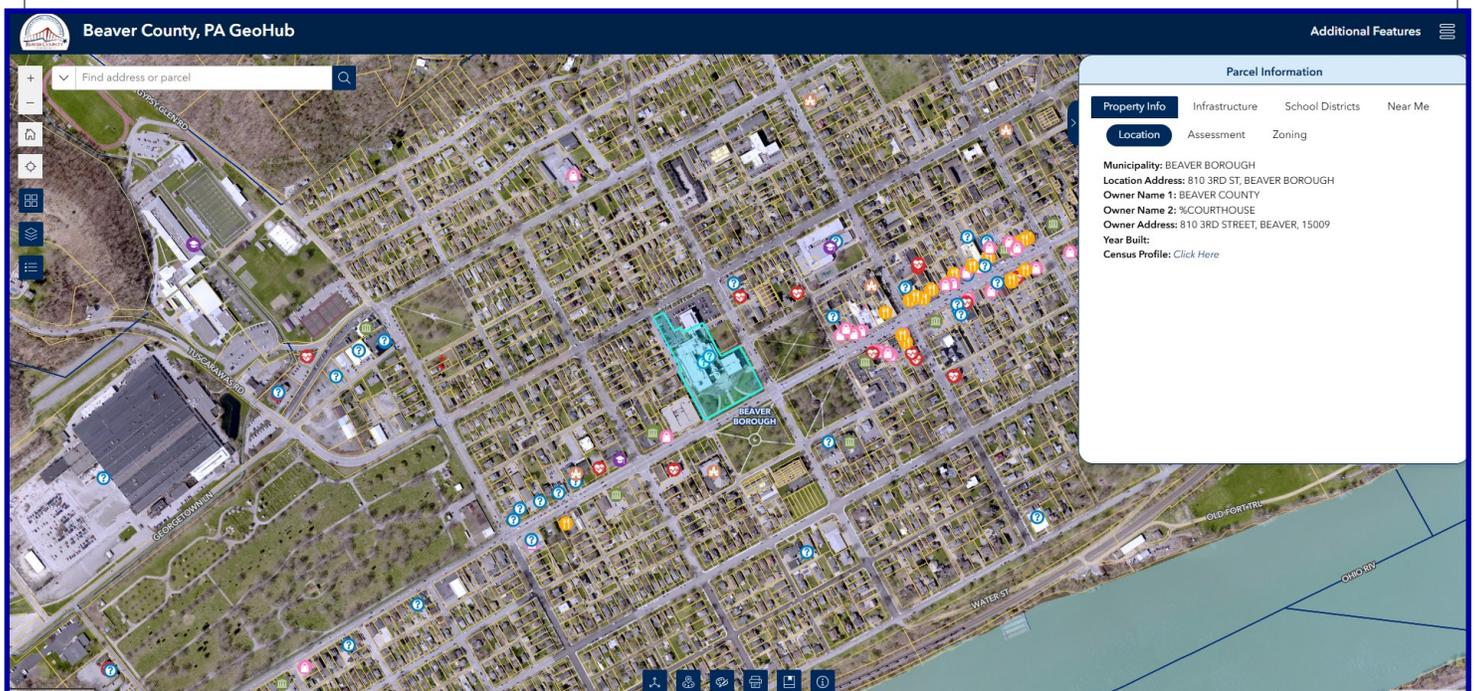
2025 saw many exciting developments in the GIS Department. While continuing the standard work of managing Recorder of Deeds approved subdivision points and creating maps for partner agencies, county departments, and the public, Planning staff initiated multiple new GIS projects, seen below.

New County InfoAtlas/GeoHub

In late 2024, working with ESRI and Michael Baker International, OPR transitioned to the latest software for the public parcel viewer, previously known as the “Beaver County InfoAtlas.”

Early 2025 saw the launch of the County’s new “GeoHub” (formerly the Beaver County InfoAtlas), a one-stop-shop for all things GIS in Beaver County. Using the GeoHub, residents can view parcel information, points of interest, and other relevant county information. The GeoHub also houses the Imagery Viewer, which allows users to compare historical aerial photographs side by side.

The photo below shows ortho photos of the Beaver County Courthouse on the Beaver County GeoHub.



GIS Activities

Applegate Historical Tour

In partnership with Brenda and Roger Applegate of the Beaver County Historical Research and Landmarks Foundation, the Office of Planning and Redevelopment released the Applegate Historical Tour. This historical tour contains a directory of historical societies throughout the County, as well as approximately 100 images and locations of historical points throughout Beaver County. In 2026 OPR plans to add additional historical points, as well as historical trails throughout Beaver County.

The photo below shows the Applegate Historical Tour on the Beaver County GeoHub.

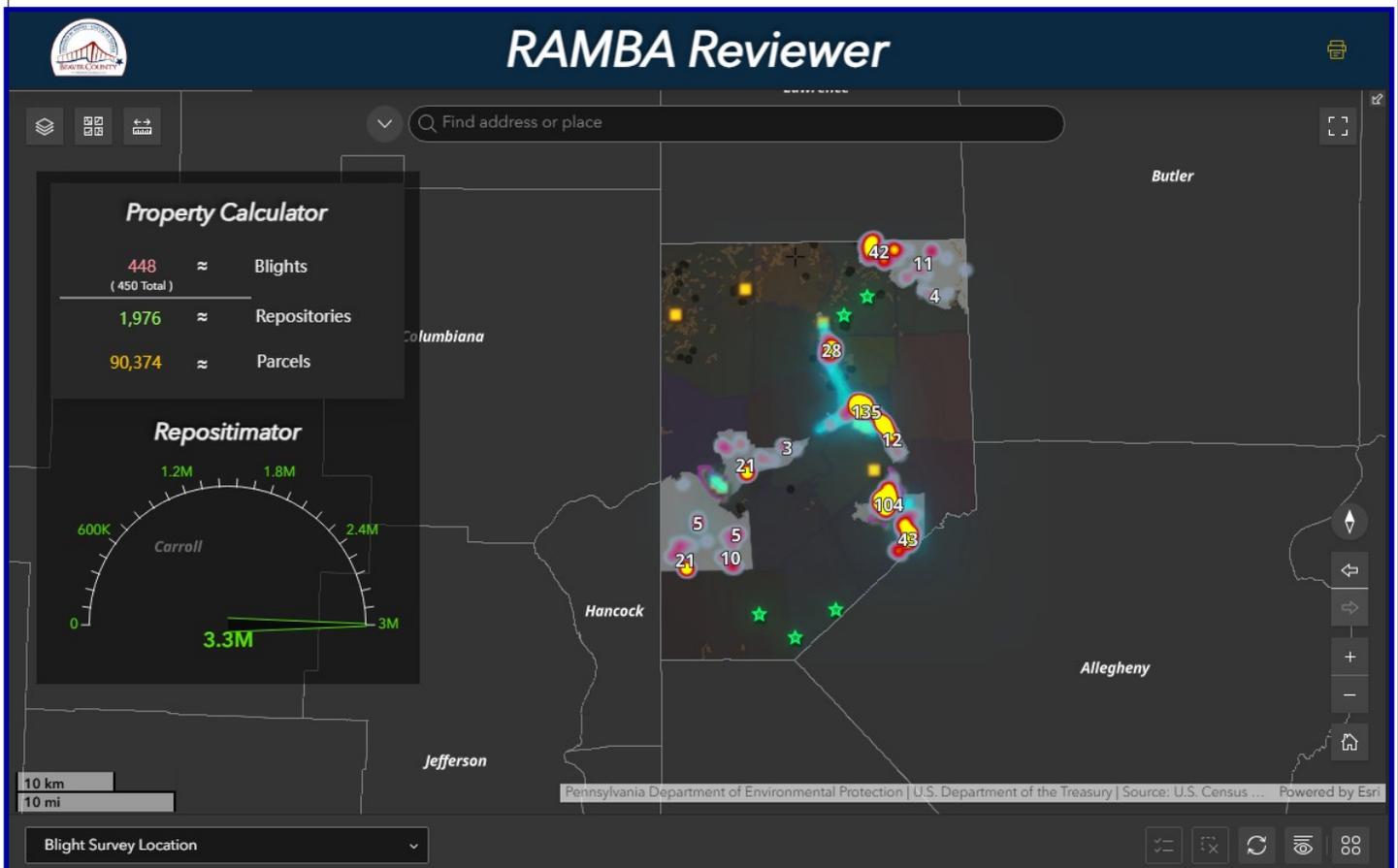
The screenshot displays the Beaver County PA GeoHub interface. At the top, the title "Beaver County, PA GeoHub" is visible, along with navigation tabs for "Historical Societies", "Historical Markers", and "Roger and Brenda Applegate Historical Tour". A search bar is located on the left side. The main content area is divided into two columns: a list of historical markers on the left and a map of Beaver County on the right. The list includes entries such as "Aaron Burr", "Aliquippa Works Jones & Laughlin Steel Corp", "Always a River 1991", and "Ambridge Bridge Company", each with a photo and a "Visit" button. The map shows the county's boundaries and various townships, with blue markers indicating the locations of the historical sites.

GIS Activities

Redevelopment Authority Municipal Blight Assistance Reviewer (RAMBA)

While solely an internal application, the RAMBA Reviewer, created in coordination with 14 participating municipalities, is used to track blight and strategically plan remediation throughout Beaver County.

The photo below shows a screenshot of the internal RAMBA Reviewer utilized by the Office of Planning and Redevelopment.



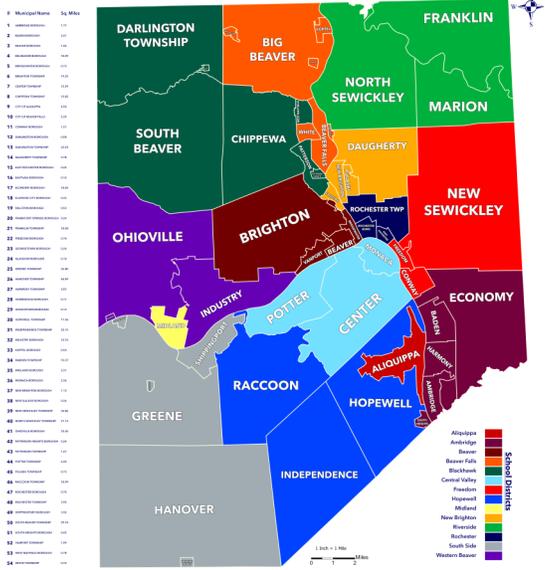
RAMBA Survey Participating Municipalities:

- City of Aliquippa
- Ambridge Borough
- Beaver Borough
- City of Beaver Falls
- Conway Borough
- East Rochester Borough
- Franklin Township
- Freedom Borough
- Greene Township
- Harmony Township
- Hookstown Borough
- Industry Borough
- Rochester Borough
- South Heights Borough

GIS Activities - 2025 Project Snapshots

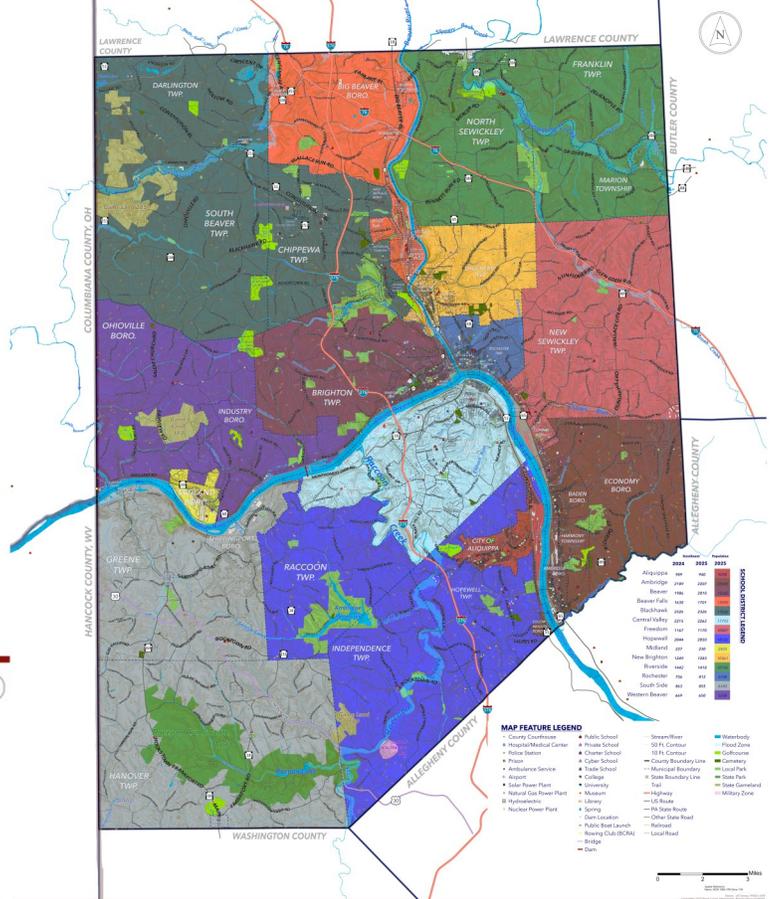
Beaver County

Municipalities Colored by School District Map



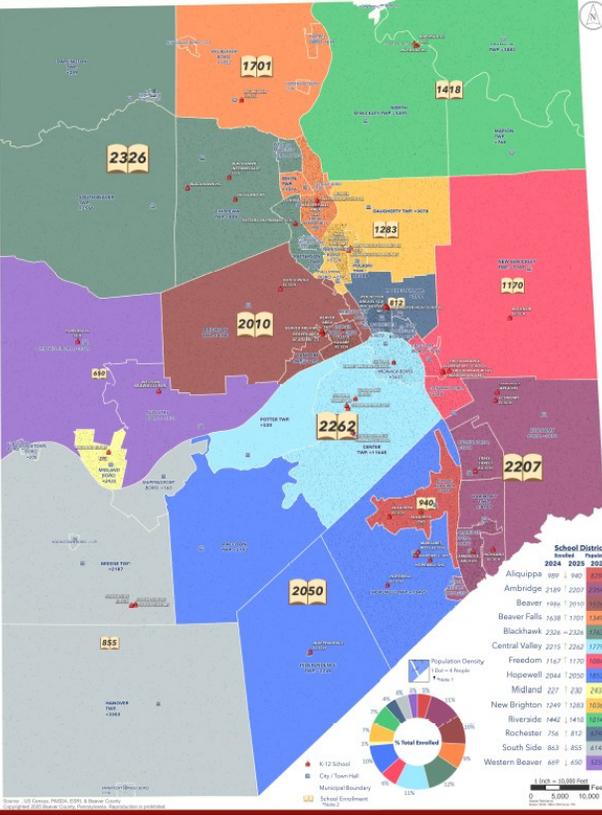
Beaver County

Reference Map

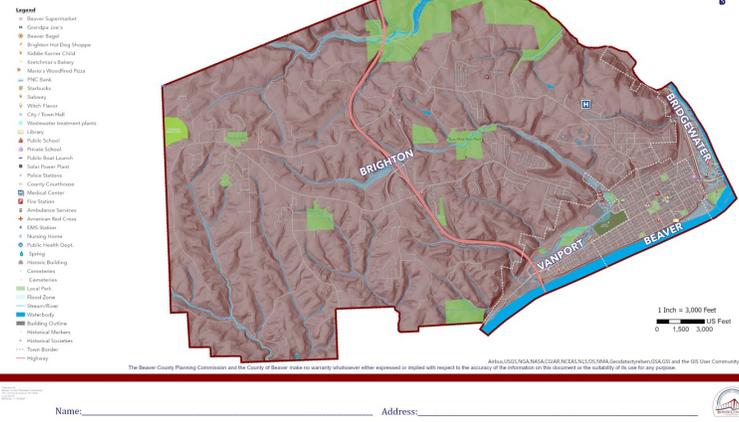


Beaver County

2025 School Enrollment Map



Beaver School District



Name: _____ Address: _____



Professional Planning Services to Boards and Agencies

Department staff performs administration, GIS technical support, map creation and development including digitizing plan drawings, surveys, map amendments, and any other technical assistance necessary for a variety of county departments, county agencies, and nonprofit advisory entities. They are as follows:

Beaver County Board of Commissioners

Agricultural Land Preservation Board of Beaver County

Beaver County Office of Assessment

Beaver County Planning Commission Board

Beaver County Conservation District

Beaver County Recorder of Deeds

Redevelopment Authority of Beaver County

Community Development Program of Beaver County

Beaver County Department of Sustainability and Waste Management

Beaver County District Attorney, Courts, and Detectives

Beaver County Department of Public Works

Beaver County Election Bureau

Beaver County Liquid Fuels

Beaver County Recreation and Tourism

Beaver County Corporation for Economic Development

Beaver County Sherriff's Department

Beaver County Regional Council of Governments

Beaver County Chamber of Commerce

Beaver County Emergency Medical Services

Beaver County Historical Research and Landmarks Foundation

Beaver County Rehabilitation Center