

AGENDA

The regular monthly meeting of the Beaver County Planning Commission, 12:30 PM., Tuesday, September 15, 2026 in the Beaver County Planning Commission Conference Room in the basement of the Beaver County Courthouse, 810 Third Street, Beaver, PA 15009.

Introduction of Guests and Public Comments

Approve the minutes of the August 18, 2026 meeting

(Motion to Approve Previous Meeting Minutes)

OLD BUSINESS

Project Report

(See Attached Project Status Report)

NEW BUSINESS

Development Location

Subdivisions for Review (Major)

Name

Final Lots 1 and 2-DELJ Subdivision and DPMD
Consolidation Plan
Tatalovich Consolidation Plan
Patricia A. Ours Consolidation Plan
Final Lot 1A, Lot 1B, and Lot 2
Holiday-Shingleton Subdivision and
Consolidation Plan
DeLucey Consolidation Plan

Center Township
Hopewell Township
Ohioville Borough

Raccoon Township

Rochester Township

(Motion to accept report and forward to municipal governing body)

Subdivisions for Review (Minor)

Name

Melissa Pfeiffer Lot Consolidation Plan
Merriman Road Pump Station Subdivision
Jewel Acquisition, LLC
McQuiston Consolidation Plan
Bender Subdivision

Location

Daugherty Township
Economy Borough
Borough of Midland
North Sewickley Township
Ohioville Borough

(for information only; no action necessary)

Land Developments for Review

Name

800 Freedom Crider Road Building No.3 Small
Project-Stormwater Management Site Plans
Project Phoenix Phase 2

Location

New Sewickley Township
Shippingport Borough

(Motion to accept report and forward to municipal governing body)

RECOMENDATIONS

Zoning Ordinances Amendments

Big Beaver Borough

+

(Motion to accept report and forward to municipal governing body)

Proposed Sewage Planning Module–

Rochester Dunkin-Rochester Borough

+

(Motion to accept report and forward to municipal governing body)

NOTIFICATIONS

Air Quality Permits

CEC-Shippingport Power Station, LLC.-Borough of Shippingport

Encroachment Permits

NPDES Permits

Reissuance-Kelley Road SFSTP-Industry Borough

CEC-American Transmission Systems, Inc.-A FirstEnergy Company-Industry and Ohioville Borough

Andrasko and Brant-Luffy Property-Independence Township

Great Southern Wood-Marion Township

Andrasko & Brant, Inc.-South Camp Run Road-Franklin Township

Solid Waste Permits

Monaca Residual Waste Landfill-Potter Township

Water Quality Management Part II Permits

Andrasko and Brant-Luffy Property-Independence Township

Andrasko & Brant, Inc.-South Camp Run Road-Franklin Township

Water Supply Permits

KLH-Beaver Falls Municipal Authority-Tank Renovations-White Township

OTHER

J3M Montgomery Hydro, LLC.-License Transfer

(For information only – no action/motion necessary)

OTHER

Consistency/General Comment Letters

Maronda Foundation-Athletic Fields, Mass Grading (R) Independence Township

American Transmission Systems, Inc.-A FirstEnergy Industry, Ohioville and Shippingport Boroughs
Co.-Remove and Rebuild Existing Lattice and Wood Pole
Structures(R)

Miscellaneous/Informational

(Motion to approve/ratify)

ADJOURNMENT

Next Meeting: October 20, 2026

(Motion to Adjourn Meeting)