

AGENDA

The regular monthly meeting of the Beaver County Planning Commission, 12:30 PM, Tuesday, April 21, 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 March 17, 2026 meeting

(Motion to Approve Previous Meeting Minutes)

OLD BUSINESS

Project Report

(See Attached Project Status Report)

NEW BUSINESS Development

Subdivisions for Review (Major)

<u>Name</u>	<u>Location</u>
Keppel Subdivision Plan	Harmony Township
Final Lot 1 thru Lot 5 Rager Subdivision Plan	Hopewell Township
Hockenberry Subdivision and Consolidation Plan	Ohioville Borough
Rhode Island Avenue Consolidation Plan	Borough of Rochester
Steel Curtain Technology Park	Shippingport Borough

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

Subdivisions for Review (Minor)

<u>Name</u>	<u>Location</u>
Peter J. Masciantonio Lot Consolidation	City of Aliquippa
Ny Consolidation Plan	Big Beaver Borough
Munroe Lot Line Revision	Brighton Township
Pupio Plan No. 3 Lot Line Revision	Brighton Township
Final Lot 3 Kendrew Consolidation Plan	Raccoon Township

(for information only; no action necessary)

Land Developments for Review

<u>Name</u>	<u>Location</u>
Proposed Restaurant-Long John Silver's	East Rochester Borough
Courtyards at Lakeside Village-Phase 2-PRD	Economy Borough
Shawn Plassmeyer Storage Units	North Sewickley Township
St. Cecilia's Property Plan Review	Borough of Rochester
Dunkin' Donuts Rochester	Borough of Rochester

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

RECOMMENDATIONS

Proposed Zoning Ordinances/Amendments/Updates

N/A

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

Proposed Act 537 Revisions – Sewage Facilities Plans

MDM Surveyors & Engineers, LLC-Proposed McDonald's Restaurant-Rochester Borough

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

NOTIFICATIONS

Air Quality Permits

ETC Northeast Field Services, LLC- New Sewickley Township
Skyline Metals, LLC-Baden Slag Processing Plant-Baden Borough
Steel Recycling Services-Beaver Falls
Desotec US, LLC-Darlington Township
Aligned Data Centers-Shippingport Borough

Encroachment Permits

N/A

NPDES Permits

Oil and Gas Permits

Rettew-River Road Replacement Extension-North Sewickley Township
Jessie Kay-Act 14 for Reissue Permit-Daugherty Township

Water Quality Management Part II Permits

Aqua Pennsylvania, Inc.-Disinfection Modifications-Beaver Falls

Water Supply Permits

LSSE-Industry Borough Municipal Authority-Industry Borough

OTHER

Crown Castle Fiber, LLC-Application to alter the at-grade crossing tracks by the aerial communication line-Darlington Township

(For information only – no action/motion necessary)

OTHER

Consistency/General Comment Letters

Besters Real Estate Holdings, LP-Development of two 12 unit apartments(R)	Center Township
PA Senators Fetterman and McCormick-Beaver County Food Hub(R)	Beaver County
Dutch Road Associates, LP-Amendments to stormwater management facilities to support construction(R)	Brighton Township
LSSE-Industry Borough Municipal Authority-Industry Borough(R)	Industry Borough
PennDOT-Pleasant Drive intersection safety improvement project(R)	Center Township

Miscellaneous/Informational

(Motion to approve/ratify)

ADJOURNMENT

Next Meeting: May 19, 2026

(Motion to Adjourn Meeting)