

AGENDA

The regular monthly meeting of the Beaver County Planning Commission, 12:30 p.m., October 21, 2025 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 September 16, 2025 meeting

OLD BUSINESS

Project Report (See Attached Project Status Report)

Act 167 Stormwater Management Plan
EPA Brownfields Grant
Floodplain
GIS
Beaver County Comprehensive Plan Update
Broadband Project
SPC & PA State Planning Directors' Meetings
Transportation – Brodhead Rd. Smart Grant; and SPC-UWP Reimbursement

NEW BUSINESS **Development**

Subdivisions for Review (Major)

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

Valley Village Subdivision Plan 91 Lots

Center Township

Subdivisions for Review (Minor)

(for information only; no action necessary)

Kresach Plan Revised Lot 10 of Waterside Estates
Madory Drive Subdivision Plan 2 into 2
America First Enterprise Subdivision No. 2 Lots 2-A1 & 2- A2
Andrews Subdivision Plan No. 1 Revised
McDonald's USA, LLC Subdivision 1 into 2

Chippewa Township
Daugherty Township
Franklin Township
Hanover Township
Rochester Borough

Land Developments for Review

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

McDonald's Restaurant L/C 37-2207
Valley Village Land Development

Rochester Borough
Center Township

Recommendations

Proposed Zoning Ordinances/Amendments/Updates

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

Hopewell Township
Borough of Shippingport-Rezoning Property

Proposed Act 537 Revisions – Sewage Facilities Plans – Updates/Revisions

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

Montgomery Ridge at Yellow Gate Estates-Aliquippa

Proposed Agricultural Security Areas

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

New Sewickley Township Board of Supervisors adopted resolution No. 18-25 accepting modifications
Independence Township-Seven year review

Notifications

(For information only – no action necessary)

Air Quality Permits

Cronimet Corporation-Aliquippa

Keystone Profiles, LTD-Permit Amendment-City of Beaver Falls

Encroachment Permits-

Jack Beatty-Mackin Engineers and Consultants-Chapel Road Parcel 2 -Brighton Township

Jack Beatty-Mackin Engineers and Consultants-Chapel Road Parcel 3 -Brighton Township

NPDES Permits-

Wickham Village Water Pollution Control Facility-Permit Renewal-Hopewell Township

Water Quality Management Part II Permits

Widmer Engineering Permit-Borough of New Brighton

Beaver Falls Municipal Authority Tank Improvements-Big Beaver

Water Supply Permits

Jones Estates Harshbarger PA LLC-Public Water Supply Permit-Raccoon and Hanover Townships

Solid Waste Permits-

Oil and Gas Permits-

Range Resources-Appalachia, LLC-Independence Township

Other-

Verizon Pennsylvania LLC, Aerial cable-Darlington Township

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

PennEnergy Resources, LLC- Approximately 2.3 Miles of temporary aboveground waterline-New Sewickley Township (R)

Range Resources-Appalachia, LLC-Install Temporary above ground waterline-Independence Township (R)

BCCED-Clearing and Grading of two lots for Developments-Big Beaver Borough(R)

Beaver County Corporation for Economic Development(CED) Enterprise Zone Application-Beaver County(R)

KLH & Beaver Falls Municipal Authority-Big Beaver Tank Improvements-City of Beaver Falls(R)

Miscellaneous/Informational

- Board Members with Terms Expiring 12/31/2025 are Ms. Dixon, Mr. Rosatone and Mr. Stuber

ADJOURNMENT

Next Meeting November 18, 2025

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, September 16, 2025 at the Beaver County Courthouse in the Planning Commission Conference Room.

Present: Messrs. Dyrwal, Williams, Rosatone, Stuber, Ruppen Ms. Cindy Vannoy

Absent: Ms. Heather Harmon-Kennedy Ms. Dee Dixon Messrs. Wells,,

Staff:	David Thompson	Assistant. Director of BC Office of Planning & Redevelopment
	Benjamin York	Senior Planner
	Sophie Yendell	Associate Planner/Redevelopment Specialist
	Benjamin York	Senior Planner
	Cassandra Majors	Senior Administrative Assistant

Solicitor: Attorney Sam Orr,

Guests and Public Comments: Commissioner Jack Manning

Harmony Township Planning Commission Members Christine Whipple and Fabiola Gergerich

Approval of previous meeting minutes &

A Motion to approve the August 19, 2025 was made by Mr. Williams and seconded by Mr. Stuber Motion Carried unanimously.

OLD BUSINESS

Projects Status: Staff noted:

Stormwater Management Project (Act 167) –

EPA Brownfields Grant –

Floodplain –

GIS Update –

Beaver County Comprehensive Plan Update –

Broadband Project -

SPC & PA State Planning Director’s Meetings -

TTC and Regional Policy Comm SPC Transportation & UW Reimbursement –

Transportation –

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

Leroy Stewart and Sons Pine Grove Road Consolidation Plan

Dennis Garrett Plan Lot Line Revision

Final Lot 1 Thru 7 Rager Subdivision Plan (1 Lot into 7)

Brighton Township

Darlington Township

Raccoon Township

After staff’s review, a motion was made by Mr. Williams and seconded by Mr. Rosatone to accept staff comments and forward to the respective Townships and/or Borough. Motion carried unanimously.

Subdivisions for Review and Report (Minor)

Lemon Plan of Lots (2 Lots into 1)

Hineman Plan of Subdivision No. #4

Piotrowski Subdivision

Johnston Plan of Lot Subdivision

Lot Line Revision Plan for Holy Redeemer Cemetery

Spearing Plan of Lots

City of Aliquippa

Darlington Township

Borough of New Brighton

New Sewickley Township

North Sewickley Township

Raccoon Township

Recommendations

Proposed Land Developments

Little Beaver Road Solar

Holy Redeemer Cemetery

Land Development Plan for 1050 Belton Road

Darlington Township

North Sewickley Township

North Sewickley Township

After staff’s review, a motion was made by Mr. Williams and seconded by Mr. Stuber to accept staff comments and forward to the respective Townships and/or Borough. Motion carried unanimously.

Proposed Zoning Ordinances/Amendments

Proposed 537 Revision –

Agricultural Security Area-

Notifications

Air Quality Permits

Stoelzle Glass USA Inc., Borough of Monaca

Encroachment Permits

John C. Beatty-Brighton Township

Gateway Engineers-Economy Township

NPDES Permits

Oil and Gas Permits

Water Quality Management Part II Permits

Water Supply Permits

Solid Waste Permits

Other-

Ernie's Waste Oil, LLC.-Residual Waste Permit-Independence Township

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

MarkWest Liberty Midstream and Resources, LLC General Permits for Utility Line and Temporary Road Crossings and Erosion and Sediment Permits-Independence Township (R)

Lakeside Village Partners, LP-Construction of a Residential Development-Economy Borough (R)

Hopewell Township-Upper Raccoon Creek Inceptor Improvements Project (R)

Madison Energy Holdings, LLC-Solar Power Generation Facility with Infrastructure (R)

PennPower, a FirstEnergy Company-Project Removal and Replacement of overhead conductor cables-Big Beaver Borough(R)

Third Street Beaver Associates, LLC. -7 Lot Residential Development-Brighton Township (R)

After staff's review, a motion was made by Mr. Williams and seconded by Mr. Rosatone to accept staff comments and forward to their respective municipalities and motion carried unanimously.

Miscellaneous/Informational

- Board Members with Terms expiring 12/31/2025 are Ms. Dixon, Mr. Rosatone and Mr. Stuber. When asked, all would like to be recommended to extend and or continue their terms.

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

Adjournment

Next meeting is October 21, 2025



BEAVER COUNTY OFFICE OF PLANNING AND REDEVELOPMENT

October 21, 2025
Center Township Supervisors
224 Center Grange Road
Aliquippa, PA 15001

Board of Commissioners
Daniel C. Camp, III, Chairman
Jack Manning
Tony Amadio

RE: REVIEW OF PLAN/LAND DEVELOPMENT FOR VALLEY VILLAGE SUBDIVISION PLAN

Beaver County Planning
Commission
Redevelopment Authority of
Beaver County
810 Third Street
Beaver, PA 15009

Dear Supervisors:

The Beaver County Planning Commission reviewed the Valley Village Subdivision Plan on October 01, 2025. The review and this report are provided pursuant to Section 502(b) of the Pennsylvania Municipalities Planning Code (MPC) (53 P.S. 10502(b)). These comments are nonbinding and are made to identify potential concerns in the submission or other areas of involvements. A subdivision or land development may not be finally approved if the Center Township finds deficiencies in the submission that are not addressed in accordance with its Subdivision and Land Development Ordinance (SALDO).

724-770-4421
724-775-3915 Fax

The plan and staff comments were presented at the Planning Commission's meeting on October 21, 2025. The following comments are offered.

Project Summary:

Proposal:	2 Lots into 91
Location:	Wagner Rd, Monaca
Site Area:	15.51 Acres
Current Zoning:	General Commercial District
Current Land Use:	Undeveloped and Unused Commercial Land
Plan Tracking Number:	90

COUNTY PLANNING REVIEW COMMENTS:

1. According to the *Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No 247 as reenacted and amended Article V, Section 503.1*, applicants for development must present evidence that the (subdivision/land development) will be served by CENTER TOWNSHIP WATER AUTHORITY, a certified public water supplier if water is to be provided by means other than by private wells. A letter from the water company assuring service should accompany the plan.
2. A stormwater management plan should be submitted to the municipal engineer for review and approval prior to development.
3. The Beaver County Planning Commission notes that, as per the *Pennsylvania Municipalities Planning Code (PMPC)*, Applicant, Developer and Landowner are defined as follows: "Applicant" a landowner or developer, as hereinafter defined, who has filed an application for development including his heirs, successors and assigns; "Developer" any landowner, agent of such landowner, or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or a land development; "Landowner" the legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in land. Accordingly, and prior to final approval by the Municipality and recording by the Beaver County Recorder of Deeds, the Municipal Solicitor should review these definitions as found in 53 P.S. Sec. 10107 so as to determine whether all necessary parties have executed the subdivision or land development plan. Beaver County Recorder of Deeds, the Municipal Solicitor should review these definitions as found in 53 P.S. Sec. 10107 so as to determine whether all necessary parties have executed the subdivision or land development plan.
4. This proposed land development creates a non-conforming condition relative to (condition) therefore all lot lines, setback lines and other developmental/engineering related issues should be reviewed for compliance with pertinent local ordinances and regulations, including applicable subdivision, land development and zoning ordinances.

5. The treatment of sewage must be addressed prior to obtaining final approval from Center Township.
6. Prior to the commencement of any earthmoving activities, the owner/developer should contact the *Southwest Regional office of the Pennsylvania Department of Environmental Protection (412) 442-4314* or *Beaver County Conservation District (724) 378-1701* to obtain erosion and sedimentation control requirements and to obtain necessary permits. Under the *Pennsylvania Code, Title 25, Environmental Resources, Chapter 92, National Pollutant Discharge Elimination System (NPDES)*, any earthmoving that disturbs one (1) acre or more over the life of the project requires a NPDES Permit.
7. A Pennsylvania registered surveyor, architect or engineer **must sign and certify** the plan.
8. Beaver County records show an existing stream channel on the property and should be displayed and labeled on site plans. If development will encroach within **50' of the named stream called "Markeys Run"**, an encroachment permit may be required and obtained from the *Pennsylvania Department of Environmental Protection (DEP)*. The owner/developer should contact DEP.
9. The Beaver County Planning Commission Acknowledgement for a Major Subdivision within a municipality with SALDO ordinances should read as follows:

THE BEAVER COUNTY PLANNING COMMISSION HEREBY GIVES PUBLIC NOTICE THAT IT HAS REVIEWED THIS PLAN FOR RECORDING PURPOSES ONLY AT A MEETING ON _____, 20____, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED. A COPY OF THE REVIEW IS ON FILE AT THE BEAVER COUNTY OFFICE OF PLANNING AND REDEVELOPMENT. THE COMMENTS HAVE BEEN FORWARDED TO CENTER TOWNSHIP ON _____, 20____. THE BEAVER COUNTY PLANNING COMMISSION DOES NOT REPRESENT OR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH OF PENNSYLVANIA, OR THE FEDERAL GOVERNMENT. THE REVIEW OF THE SUBDIVISION BY THE BEAVER COUNTY PLANNING COMMISSION DOES NOT CONSTITUTE AN ACCEPTANCE OF ANY SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN OR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITIES. CENTER TOWNSHIP HAS THE ONLY AND FINAL AUTHORITY FOR SUCH CONDITIONS.

PLAN TRACKING NUMBER

DIRECTOR SIGNATURE

DATE

10. Please be aware that the NPDES Permitting Process has a Pennsylvania Historical and Museum Commission clearance component for sites that disturb 1 acre or more, but does not include sites that disturb less than 1 acre. If the Municipality is aware of any area, on or near the proposed site, with historical significance please contact the appropriate agency.

The Beaver County Planning Commission recommends that the owner certification and acknowledgement bear a notarized signature prior to final plan approval. Failure to do so may result in a delay in recording the plan.

Prior to recording, please contact the Beaver County Planning Commission Office at (724) 770-4421 to make an appointment to have the original plan signed.

If you have any questions or concerns you would like to discuss, please call Ben York at 724-770-4420.

Once Center Township has signed their acknowledgement on the plan the applicant has 90 days to record the plan.

Sincerely,



Daniel Distler

Director of Planning

ddistler@beavercountypa.gov

Copy: Bridgewater Crossing II, LLC, Owner
Center Township Planning Commission
Gateway Engineers Inc., Surveyor
Beaver County Conservation District
File



BEAVER COUNTY OFFICE OF PLANNING AND REDEVELOPMENT

October 21, 2025
Rochester Borough Council
350 Adams Street
Rochester, PA 15074

Board of Commissioners
Daniel C. Camp, III, Chairman
Jack Manning
Tony Amadio

RE: REVIEW OF PLAN/LAND DEVELOPMENT FOR MCDONALD'S RESTAURANT L/C 37-2207

Beaver County Planning
Commission
Redevelopment Authority of
Beaver County
810 Third Street
Beaver, PA 15009

Dear Council Members:

The Beaver County Planning Commission reviewed the McDonald's Restaurant L/C 37-2207 on September 22, 2025. The review and this report are provided pursuant to Section 502(b) of the Pennsylvania Municipalities Planning Code (MPC) (53 P.S. 10502(b)). These comments are nonbinding and are made to identify potential concerns in the submission or other areas of involvements. A subdivision or land development may not be finally approved if the Rochester Borough finds deficiencies in the submission that are not addressed in accordance with its Subdivision and Land Development Ordinance (SALDO).

724-770-4421
724-775-3915 Fax

The plan and staff comments were presented at the Planning Commission's meeting on October 21, 2025. The following comments are offered.

Project Summary:

Proposal:	Parklot into Restaurant
Location:	Madison St & Brighton Ave, Rochester
Site Area:	10.37 Acres
Current Zoning:	Special Use District, Community Business District
Current Land Use:	Supermarket
Plan Tracking Number:	88

COUNTY PLANNING REVIEW COMMENTS:

1. According to the *Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No 247 as reenacted and amended Article V, Section 503.1*, applicants for development must present evidence that the (subdivision/land development) will be served by BEAVER FALLS WATER AUTHORITY, a certified public water supplier if water is to be provided by means other than by private wells. A letter from the water company assuring service should accompany the plan.
2. A stormwater management plan should be submitted to the municipal engineer for review and approval prior to development.
3. The Beaver County Planning Commission notes that, as per the *Pennsylvania Municipalities Planning Code (PMPC)*, Applicant, Developer and Landowner are defined as follows: "Applicant" a landowner or developer, as hereinafter defined, who has filed an application for development including his heirs, successors and assigns; "Developer" any landowner, agent of such landowner, or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or a land development; "Landowner" the legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in land. Accordingly, and prior to final approval by the Municipality and recording by the Beaver County Recorder of Deeds, the Municipal Solicitor should review these definitions as found in 53 P.S. Sec. 10107 so as to determine whether all necessary parties have executed the subdivision or land development plan. Beaver County Recorder of Deeds, the Municipal Solicitor should review these definitions as found in 53 P.S. Sec. 10107 so as to determine whether all necessary parties have executed the subdivision or land development plan.
4. All building setback lines (*front, side & rear*) should be shown on the plan. All lot lines, setback lines and other developmental/engineering related issues should be reviewed for compliance with pertinent local ordinances and regulations.

5. The treatment of sewage must be addressed prior to obtaining final approval from Rochester Borough.
6. Prior to the commencement of any earthmoving activities, the owner/developer should contact the *Southwest Regional office of the Pennsylvania Department of Environmental Protection (412) 442-4314* or *Beaver County Conservation District (724) 378-1701* to obtain erosion and sedimentation control requirements and to obtain necessary permits. Under the *Pennsylvania Code, Title 25, Environmental Resources, Chapter 92, National Pollutant Discharge Elimination System (NPDES)*, any earthmoving that disturbs one (1) acre or more over the life of the project requires a NPDES Permit.
7. The BCPC is concurrently reviewing the McDonald's Restaurant L/C 37-2207 Plan of Lots. Please note all applicable comments in that review letter.
8. Please be aware that the NPDES Permitting Process has a Pennsylvania Historical and Museum Commission clearance component for sites that disturb 1 acre or more, but does not include sites that disturb less than 1 acre. If the Municipality is aware of any area, on or near the proposed site, with historical significance please contact the appropriate agency.

The Beaver County Planning Commission recommends that the owner certification and acknowledgement bear a notarized signature prior to final plan approval. Failure to do so may result in a delay in recording the plan.

Prior to recording, please contact the Beaver County Planning Commission Office at (724) 770-4421 to make an appointment to have the original plan signed.

If you have any questions or concerns you would like to discuss, please call Ben York at 724-770-4420.

Once Rochester Borough has signed their acknowledgement on the plan the applicant has 90 days to record the plan.

Sincerely,



Daniel Distler

Director of Planning

ddistler@beavercountypa.gov

Copy: Popular Condo #3, LLC & 165Th Street, LLC, Owner
Rochester Borough Planning Commission
MDM Surveyors and Engineers, LLC, Surveyor
Beaver County Conservation District
File



BEAVER COUNTY OFFICE OF PLANNING AND REDEVELOPMENT

October 21, 2025
Center Township Supervisors
224 Center Grange Road
Aliquippa, PA 15001

Board of Commissioners

Daniel C. Camp, III, Chairman
Jack Manning
Tony Amadio

RE: REVIEW OF PLAN/LAND DEVELOPMENT FOR Valley Village Land Development

Beaver County Planning
Commission
Redevelopment Authority of
Beaver County
810 Third Street
Beaver, PA 15009

Dear Supervisors:

The Beaver County Planning Commission reviewed the Valley Village Land Development on October 01, 2025. The review and this report are provided pursuant to Section 502(b) of the Pennsylvania Municipalities Planning Code (MPC) (53 P.S. 10502(b)). These comments are nonbinding and are made to identify potential concerns in the submission or other areas of involvements. A subdivision or land development may not be finally approved if the Center Township finds deficiencies in the submission that are not addressed in accordance with its Subdivision and Land Development Ordinance (SALDO).

724-770-4421
724-775-3915 Fax

The plan and staff comments were presented at the Planning Commission's meeting on October 21, 2025. The following comments are offered.

Project Summary:

Proposal:	14 Townhomes & 2 Access Roads
Location:	Wagner Rd, Monaca
Site Area:	15.51 Acres
Current Zoning:	General Commercial District
Current Land Use:	Undeveloped and Unused Commercial Land
Plan Tracking Number:	91

COUNTY PLANNING REVIEW COMMENTS:

1. According to the *Pennsylvania Municipalities Planning Code, Act of 1968, P.L 805, No 247 as reenacted and amended Article V, Section 503.1*, applicants for development must present evidence that the (subdivision/land development) will be served by CENTER TOWNSHIP WATER AUTHORITY, a certified public water supplier if water is to be provided by means other than by private wells. A letter from the water company assuring service should accompany the plan.
2. A stormwater management plan should be submitted to the municipal engineer for review and approval prior to development.
3. The Beaver County Planning Commission notes that, as per the *Pennsylvania Municipalities Planning Code (PMPC)*, Applicant, Developer and Landowner are defined as follows: "Applicant" a landowner or developer, as hereinafter defined, who has filed an application for development including his heirs, successors and assigns; "Developer" any landowner, agent of such landowner, or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or a land development; "Landowner" the legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in land. Accordingly, and prior to final approval by the Municipality and recording by the Beaver County Recorder of Deeds, the Municipal Solicitor should review these definitions as found in 53 P.S. Sec. 10107 so as to determine whether all necessary parties have executed the subdivision or land development plan. Beaver County Recorder of Deeds, the Municipal Solicitor should review these definitions as found in 53 P.S. Sec. 10107 so as to determine whether all necessary parties have executed the subdivision or land development plan.
4. The treatment of sewage must be addressed prior to obtaining final approval from Center Township.

5. Prior to the commencement of any earthmoving activities, the owner/developer should contact the *Southwest Regional office of the Pennsylvania Department of Environmental Protection (412) 442-4314* or *Beaver County Conservation District (724) 378-1701* to obtain erosion and sedimentation control requirements and to obtain necessary permits. Under the ***Pennsylvania Code, Title 25, Environmental Resources, Chapter 92, National Pollutant Discharge Elimination System (NPDES)***, any earthmoving that disturbs one (1) acre or more over the life of the project requires a NPDES Permit.
6. The act of July 31, 1968 (P.L.805, No.247), known as the Pennsylvania Municipalities Planning Code, reenacted, and amended December 21, 1988 (P.L.1329, No.170), states in **ARTICLE V Subdivision and Land Development Section 508.1. Notice to School District**. Each month a municipality shall notify in writing the superintendent of a school district in which a plan for a residential development was finally approved by the municipality during the preceding month. The notice shall include, but not be limited to, the location of the development, the number and types of units to be included in the development and the expected construction schedule of the development.
7. The BCPC is concurrently reviewing the Valley Village Land Development Plan of Lots. Please note all applicable comments in that review letter.
8. Beaver County records show an existing stream channel on the property and should be displayed and labeled on site plans. If development will encroach within 50' of the named stream called "Markeys Run", an encroachment permit may be required and obtained from the Pennsylvania Department of Environmental Protection (DEP). The owner/developer should contact DEP.
9. Please be aware that the NPDES Permitting Process has a Pennsylvania Historical and Museum Commission clearance component for sites that disturb 1 acre or more, but does not include sites that disturb less than 1 acre. If the Municipality is aware of any area, on or near the proposed site, with historical significance please contact the appropriate agency.

The Beaver County Planning Commission recommends that the owner certification and acknowledgement bear a notarized signature prior to final plan approval. Failure to do so may result in a delay in recording the plan.

Prior to recording, please contact the Beaver County Planning Commission Office at (724) 770-4421 to make an appointment to have the original plan signed.

If you have any questions or concerns you would like to discuss, please call Ben York at 724-770-4420.

Once Center Township has signed their acknowledgement on the plan the applicant has 90 days to record the plan.

Sincerely,



Daniel Distler

Director of Planning

ddistler@beavercountypa.gov

Copy: Bridgewater Crossing II, LLC, Owner
Center Township Planning Commission
Gateway Engineers Inc., Surveyor
Beaver County Conservation District
File



BEAVER COUNTY OFFICE OF PLANNING AND REDEVELOPMENT

October 21, 2025

Hopewell Township Commissioners
1700 Clark Boulevard
Aliquippa, PA 15001

Board of Commissioners
Daniel C. Camp, III, Chairman
Jack Manning
Tony Amadio

RE: AN ORDINANCE OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA AMENDING THE HOPEWELL TOWNSHIP AMENDED AND RESTATED ZONING ORDINANCE SECITON 301 TO PROVIDE A DEFINITION OF "PLACE OF ASSEMBLY" AND SECTION 1401 TO ALLOW PLACE OF ASSEMBLY AS A PERMITTED PRINCIPAL USE IN THE I-P INDUSTRIAL PARK DISTRICT

Beaver County Planning
Commission
Redevelopment Authority of
Beaver County
810 Third Street
Beaver, PA 15009

Dear Council Members:

The Beaver County Planning Commission (BCPC) received a proposed ordinance relative to the above reference on September 8, 2025. The ordinance and staff comments were presented at the Beaver County Planning Commission's (BCPC) meeting on October 21, 2025. The Pennsylvania Municipalities Planning Code Act of 1968, P.L.805, No.247 indicates that before voting on the enactment of an amendment, the governing body shall submit the proposed amendment to the county planning agency for recommendations.

724-770-4425
724-775-3915 Fax

COMMENTS AND RECOMMENDATIONS:

1. The Planning Commission has no objection or comments to the proposed ordinance amendments as submitted.

As a reminder, the Pennsylvania Municipalities Planning Code, indicates the following:

Enactment of Zoning Ordinance Amendments Section 609 (g) "Within 30 days after enactment, a copy of the amendment to the zoning ordinance shall be forwarded to the county planning agency or, in counties where no planning agency exists, to the governing body of the county in which the municipality is located"

The Municipal Solicitor should review the proposed ordinance/amendment in its legal form prior to action by the Township, and **the Township should submit two (2) copies of the amendment if adopted to this office within thirty (30) days following adoption.**

Should you have any questions regarding this matter or need additional information, please feel free to contact me at 724-770-4428.

Sincerely,


Daniel Distler, CFM
Planning Director
ddistler@beavercountypa.gov



BEAVER COUNTY OFFICE OF PLANNING AND REDEVELOPMENT

October 21, 2025

Shippingport Borough Council
P.O. Box 76
Shippingport, PA 15077

Board of Commissioners

Daniel C. Camp, III, Chairman
Jack Manning
Tony Amadio

RE: AN ORDINANCE OF THE BOROUGH OF SHIPPINGPORT, BEAVER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE SHIPPINGPORT BOROUGH ZONING MAP, TO REZONE PROPERTY IDENTIFIED AS TAX PARCEL NO: 50-182-0106-P00 OWNED BY SHIPPINGPORT INDUSTRIAL PARK, LLC FROM R-2 (RESIDENTIAL) TO I-2 (GENERAL INDUSTRIAL)

Beaver County Planning
Commission
Redevelopment Authority of
Beaver County
810 Third Street
Beaver, PA 15009

Dear Council Members:

The Beaver County Planning Commission (BCPC) received a proposed ordinance relative to the above reference on September 22, 2025. The ordinance and staff comments were presented at the Beaver County Planning Commission's (BCPC) meeting on October 21, 2025. The Pennsylvania Municipalities Planning Code Act of 1968, P.L.805, No.247 indicates that before voting on the enactment of an amendment, the governing body shall submit the proposed amendment to the county planning agency for recommendations.

724-770-4425
724-775-3915 Fax

COMMENTS AND RECOMMENDATIONS:

1. Please ensure compliance with the Clean and Green program regarding zoning, land use, and potential tax implications.
2. The Planning Commission has no objection or comments to the proposed ordinance amendments as submitted.

As a reminder, the Pennsylvania Municipalities Planning Code, indicates the following:

Enactment of Zoning Ordinance Amendments Section 609 (g) "Within 30 days after enactment, a copy of the amendment to the zoning ordinance shall be forwarded to the county planning agency or, in counties where no planning agency exists, to the governing body of the county in which the municipality is located"

The Municipal Solicitor should review the proposed ordinance/amendment in its legal form prior to action by the Borough, and **the Borough should submit two (2) copies of the amendment if adopted to this office within thirty (30) days following adoption.**

Should you have any questions regarding this matter or need additional information, please feel free to contact me at 724-770-4428.

Sincerely,


Daniel Distler, CFM
Planning Director
ddistler@beavercountypa.gov



BEAVER COUNTY OFFICE OF PLANNING AND REDEVELOPMENT

October 21, 2025

Ronald Robinson, President
Rettop Development Corporation
246 Mowry Road
Monaca, PA 15061

RE: PADEP Sanitary Sewer Facilities Planning Module – Component 4B
Montgomery Ridge at Yellow Gate Estates

Dear Mr. Robinson:

On October 3, 2025, the Beaver County Planning Commission (BCPC) received a request to review and complete a Pennsylvania Department of Environmental Protection Sewage Facilities Planning Module (Component 4B) for the proposed Montgomery Ridge at Yellow Gate Estates in Potter Township. Enclosed is the completed Component 4B to the Sewage Facilities Planning Module.

724-770-4421
724-775-3915 Fax

The planning module component is used to fulfill requirements of Act 537 for the proposed Montgomery Ridge at Yellow Gate Estates. The Sewage Planning Module consists of a 58-lot residential development, with a pressurized Orenco Wastewater Collection System and treatment facility for 15,225 gallons per day. Rettop Development Corporation is transferring ownership to the Municipal Water Authority of Aliquippa.

At a meeting held on October 21, 2025, the proposed Planning Module was reviewed by the Planning Commission pursuant to Chapter 71 Pennsylvania Code Sections 71.21 and 71.51. As a result of this review, the Beaver County Planning Commission has no objections to the proposed Act 537 Sewage Facilities Plan.

If you have any questions, please contact our office at the 724-770-4428.

Sincerely,

Daniel Distler
Director

Copy to: File

NEW SEWICKLEY TOWNSHIP

www.newsewickley.com

SEP 15 2025

Board of Supervisors
Martin Bonzo, Chairman
Mike Phipps, Vice-Chairman
Doug Martin
Fritz Retsch
Steve Spade

September 12, 2025

Mr. Russell C. Redding, Secretary
PA. Department of Agriculture, ATTN: AORO
2301 North Cameron Street
Harrisburg, PA 17110-9408

Dear Mr. Redding:

On September 2, 2025, the New Sewickley Township Board of Supervisors, Beaver County, PA, adopted Resolution No. 18-25 accepting the modifications of the Township's Agricultural Security Area and recorded the same at the Beaver County Courthouse on September 9, 2025. The Township had two additions. The total for New Sewickley Township's seven-year review is listed below.

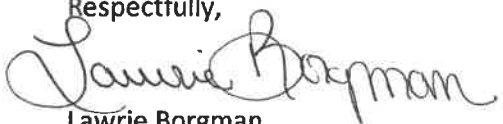
2025

Total Acreage 4,396.159

Total Participants 89

If you have any questions, please feel free to call me.

Respectfully,



Lawrie Borgman
Township Secretary

Cc: Beaver County Planning Commission
Beaver County Land Preservation Board



INDEPENDENCE TOWNSHIP

Beaver County

SEP 22 2025

104 School Road, Aliquippa, PA 15001

Phone: 724-378-3739 Fax: 724-378-8792

Email: twpoffice@independencetwp.comcastbiz.net

www.independencetwpbeavercounty.com

September 18, 2025

Russell Redding, Secretary
Pennsylvania Department of Agriculture
2301 North Cameron Street
Harrisburg, PA 17110

Dear Secretary Redding:

Please accept this letter as notification of the September 17, 2025, recording of modifications to the Agricultural Security Area (ASA) located within the Township of Independence in Beaver County.

These modifications were the result of the seven-year review of our ASA, wherein one (1) petition was received and accepted to one (1) parcel, totaling an additional 16.6 acres to our existing ASA. No petitions were received to remove parcels from the Township's ASA.

These seven-year review additions bring the total acreage of our ASA to 4,827.09 acres.

Respectfully submitted on behalf of the Board of Supervisors,

Debra J. Shaffer
Secretary/Treasurer

cc: Beaver County Planning Commission
Beaver County Conservation District
Independence Township Planning Commission



**COUNTY NOTIFICATION OF PLANNED LAND DEVELOPMENT
FOR CHAPTER 102 PERMITS**

PROJECT INFORMATION

Applicant Name:	<u>PennEnergy Resources, LLC</u>	Contact Name:	<u>Cody Salmon</u>
Applicant Address:	<u>3000 Westinghouse Dr, Suite 300</u>	Contact Phone:	<u>412-275-3200</u>
Applicant City, State, ZIP:	<u>Cranberry Township, PA 16066</u>	County:	<u>Beaver</u>
Description of Proposed Land Development and Stormwater Controls:	Municipality: <u>New Sewickley Township</u>		
The project will consist of approximately 2.3 miles of a temporary aboveground waterline, plus associated temporary access and workspace.	Project Area: <u>18.3</u> acres ☐ Phased		
	Disturbance: <u>18.3</u> acres		
	Surface Waters Receiving Stormwater Discharges: <u>Tribe to Pine Run, Tribe to Brush Creek</u>		
Tax Parcel ID(s) Affected by Proposed Land Development: <u>69-155-0162.000, 69-155-0167.000, 69-020-0168.00, 69-155-0176.000, 69-155-0175.P00, 69-155-0178.P03, 69-155-0174.P00, 69-155-0180.000, 69-145-0143.P04, 69-145-0143.P00, 69-145-0142.P01, 69-145-0142.P00, 69-145-0145.000, 69-145-0138.P00</u>		Discharge to: ☐ MS4 ☐ Other SS ☐ CSS	

The following information was submitted to the county for this project:

☐ Land Development / Subdivision Plan ☐ E&S Plan ☐ PCSM Plan ☒ Other: Site Location Map

COUNTY PLAN INFORMATION

Name of county organization completing this assessment: Beaver County Planning Commission

1. Is there an adopted county or multi-county comprehensive plan? ☒ Yes ☐ No
2. If Yes to #1, is the proposed project consistent with the county plan? ☒ Yes ☐ No
3. Is there a DEP-approved Act 167 stormwater management plan? ☐ Yes ☒ No ☐ CCD
4. If Yes to #3, is the proposed project consistent with the Act 167 plan, without waiver? ☐ Yes ☐ No ☐ CCD
5. If Yes to #3, list the date of the latest plan / update approved by DEP: ☐ CCD

APPLICANT CERTIFICATION

I certify under penalty of law (see 18 Pa.C.S. § 4904 (relating to unsworn falsification)) that the information reported herein was prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the information, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

COUNTY ACKNOWLEDGEMENT

The county acknowledges that a permit application for the above-referenced project has been submitted to a reviewing agency and that notification requirements of Act 14 of 1984 and Acts 67, 68, and 127 of 2000 have been satisfied. The information reported herein by the applicant regarding county plan information is true and accurate. County acknowledgment of receipt of notification shall not be construed as project approval.

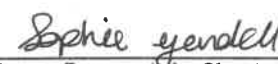
Cody Salmon
Applicant Name


Applicant Signature

Project Manager
Applicant Title

9/12/2025
Date of Signature

Sophie Yendell
County Representative Name


County Representative Signature

Associate Planner and Redevelopment
County Representative Title Specialist

9/18/25
Date of Signature



COUNTY NOTIFICATION OF PLANNED LAND DEVELOPMENT FOR CHAPTER 102 PERMITS

PROJECT INFORMATION

Applicant Name: Range Resources- Appalachia, LLC

Applicant Address: 3000 Town Center Boulevard

Applicant City, State, ZIP: Canonsburg, PA 15317

Contact Name: Karl Matz

Contact Phone: 724-873-3090

County: Beaver

Municipality: Independence Twp

Description of Proposed Land Development and Stormwater Controls:

The project site consists of existing utility rights-of-way, agricultural fields, bituminous roadways, wooded areas and existing well pads. The project will consist of the installation of approximately 1,850 LF of one (1) 16" diameter HDPE DR11 temporary above ground waterline, approximately 1,850 LF of one (1) 16" diameter HDPE DR11 temporary above ground waterline, and approximately 9,400 LF of one (1) 16" diameter HDPE DR11 temporary above ground waterline for support of Marcellus Shale drilling operations. The limit of disturbance is approximately 9.4 acres.

Project Area: 42.5 acres ☐ Phased

Disturbance: 9.4 acres

Surface Waters Receiving Stormwater Discharges:

Tax Parcel ID(s) Affected by Proposed Land Development:

UNTs to Raccoon Creek – WWF

Numerous (see E&S Plans for Tax Parcel information)

Discharge to: ☐ MS4 ☐ Other SS ☐ CSS

The following information was submitted to the county for this project:

☐ Land Development / Subdivision Plan ☒ E&S Plan ☒ PCSM Plan ☒ Other: USGS, NOI

COUNTY PLAN INFORMATION

Name of county organization completing this assessment: Beaver County Planning Commission

1. Is there an adopted county or multi-county comprehensive plan? ☒ Yes ☐ No
2. If Yes to #1, is the proposed project consistent with the county plan? ☒ Yes ☐ No
3. Is there a DEP-approved Act 167 stormwater management plan? ☐ Yes ☒ No ☐ CCD
4. If Yes to #3, is the proposed project consistent with the Act 167 plan, without waiver? ☐ Yes ☐ No ☐ CCD
5. If Yes to #3, list the date of the latest plan / update approved by DEP: ☐ CCD

APPLICANT CERTIFICATION

I certify under penalty of law (see 18 Pa.C.S. § 4904 (relating to unsworn falsification)) that the information reported herein was prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the information, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

COUNTY ACKNOWLEDGEMENT

The county acknowledges that a permit application for the above-referenced project has been submitted to a reviewing agency and that notification requirements of Act 14 of 1984 and Acts 67, 68, and 127 of 2000 have been satisfied. The information reported herein by the applicant regarding county plan information is true and accurate. County acknowledgment of receipt of notification shall not be construed as project approval.

Karl Matz

Applicant Name

K. Matz

Applicant Signature

Civil/Environmental Engineering Manager

Applicant Title

9/16/2025

Date of Signature

Sophie Yendell

County Representative Name

Sophie Yendell

County Representative Signature

Associate Planner and Redevelopment
County Representative Title Specialist

9/18/25

Date of Signature



**COUNTY NOTIFICATION OF PLANNED LAND DEVELOPMENT
FOR CHAPTER 102 PERMITS**

PROJECT INFORMATION

Applicant Name: BCCED Contact Name: Edward Nemeth
Applicant Address: 1000 3rd Street Contact Phone: 724.728.8610 ext. 201
Applicant City, State, ZIP: Beaver, PA 15009 County: Beaver
Municipality: Big Beaver Borough
Description of Proposed Land Development and Stormwater Controls: Project Area: 222 acres ☐ Phased
Disturbance: 47 acres
Surface Waters Receiving Stormwater Discharges: Beaver River
Tax Parcel ID(s) Affected by Proposed Land Development: 531130277000
Discharge to: ☐ MS4 ☐ Other SS ☐ CSS

The following information was submitted to the county for this project:

☐ Land Development / Subdivision Plan ☐ E&S Plan ☐ PCSM Plan ☐ Other:

COUNTY PLAN INFORMATION

Name of county organization completing this assessment: Beaver County Planning Commission

1. Is there an adopted county or multi-county comprehensive plan? ☒ Yes ☐ No
2. If Yes to #1, is the proposed project consistent with the county plan? ☒ Yes ☐ No
3. Is there a DEP-approved Act 167 stormwater management plan? ☐ Yes ☒ No ☐ CCD
4. If Yes to #3, is the proposed project consistent with the Act 167 plan, without waiver? ☐ Yes ☐ No ☐ CCD
5. If Yes to #3, list the date of the latest plan / update approved by DEP: ☐ CCD

APPLICANT CERTIFICATION

I certify under penalty of law (see 18 Pa.C.S. § 4904 (relating to unsworn falsification)) that the information reported herein was prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the information, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

COUNTY ACKNOWLEDGEMENT

The county acknowledges that a permit application for the above-referenced project has been submitted to a reviewing agency and that notification requirements of Act 14 of 1984 and Acts 67, 68, and 127 of 2000 have been satisfied. The information reported herein by the applicant regarding county plan information is true and accurate. County acknowledgment of receipt of notification shall not be construed as project approval.

Lewis M. Villotti
Applicant Name

[Signature]
Applicant Signature

President
Applicant Title

9/8/25
Date of Signature

Sophie Yendell
County Representative Name

[Signature]
County Representative Signature

Associate Planner and Redevelopment Specialist
County Representative Title

9/19/25
Date of Signature

BEAVER COUNTY OFFICE OF PLANNING AND REDEVELOPMENT



Rick Siger, Secretary
Pennsylvania Department of Community and Economic Development
Commonwealth Keystone Building
400 North Street, 4th Floor
Harrisburg, PA 17120

Board of Commissioners

Daniel C. Camp, III, Chairman
Jack Manning
Tony Amadio

September 17, 2025

Re: Letter of Support for Enterprise Zone Tax Credit Application – Beaver County CED

**Beaver County Planning
Commission
Redevelopment Authority of
Beaver County**
810 Third Street
Beaver, PA 15009

Dear Mr. Siger,

I am writing to express my strong support for the Beaver County Corporation for Economic Development (CED) Enterprise Zone application. The application is well-aligned with the economic objectives of the County, as demonstrated in *Beaver County Focus*, our 2024. Comprehensive Plan. This application directly responds to our residents' and business owners' urgent economic needs as identified in our ongoing community engagement. Its approval will provide a critical opportunity to revitalize long-underutilized industrial properties. It will also stimulate economic growth in our historic river communities that have faced persistent challenges related to disinvestment and job loss. These are top priorities for Beaver County.

724-770-4425
724-775-3915 Fax

The Enterprise Zone is essential to encouraging quality redevelopment, which will not only improve the physical infrastructure of the County but also create meaningful employment opportunities, attract new business activity, and enhance regional economic competitiveness for Pennsylvania as a whole. Without the Enterprise Zone, the financial feasibility of many quality projects would be compromised due to the high costs associated with environmental remediation, site preparation, and modernization of aging facilities. These credits bridge the gap and enable private investment in areas that need it most.

I urge DCED to give full consideration to this application and recognize the transformative impact it will have on Beaver County. Thank you for your attention and for your continued support of community and economic development across Pennsylvania.

Sincerely,

Dan Distler, Director
Beaver County Office of Planning and Redevelopment

BEAVER COUNTY OFFICE OF PLANNING AND REDEVELOPMENT



Date: October 1, 2025

To: Marie Flinchbaugh
KLH
5173 Campbells Run Road
Pittsburgh, PA, 15205

From: Beaver County Planning Commission

Re: **Beaver Falls Municipal Authority
Big Beaver Tank Improvements
Act 67, 68, and 127 Notification**

Board of Commissioners

Daniel C. Camp, III, Chairman
Jack Manning
Tony Amadio

**Beaver County Planning
Commission**

Redevelopment Authority of
Beaver County
810 Third Street
Beaver, PA 15009

The County of Beaver states that it:

X has adopted a county or multi-county comprehensive plan.
If yes, please provide date of adoption: August 2024

724-770-4421
724-775-3915 Fax

If applicable:

The above referenced project:

X is consistent with the adopted county or multi-county comprehensive plan.
___ is not consistent with the adopted county or multi-county comprehensive plan.

Additional Comments:

1. KLH Engineers, Inc., on behalf of the Beaver Falls Municipal Authority is applying for a Public Water Supply Permit. The proposed project would consist of the removal and replacement of the tank's coating system on all exterior surfaces as well as the removal and replacement of many exterior metals such as ladders, vents, handrails, and the spot repair of a hole on the roof. The proposed project is located in Big Beaver Borough. This project is consistent with the Beaver County Comprehensive Plan Goals and Objectives for land use.
2. This consistency letter does not waive any local or county land development or subdivision submission requirements. Please confirm that all plans have been submitted to applicable municipalities and County agencies for review and comment in accordance with the PA Municipal Planning Code.

Submitted by: Beaver County Office of Planning and Redevelopment

Sophie Yendell
Associate Planner

Signature: *Sophie Yendell*

Date: October 1, 2025

Cc: File
Jennifer Gasser – Big Beaver Borough