

## AGENDA

The regular monthly meeting of the Beaver County Planning Commission, 12:30 PM, Tuesday, May 19, 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 April 21, 2026 meeting

*(Motion to Approve Previous Meeting Minutes)*

### OLD BUSINESS

### Project Report

*(See Attached Project Status Report)*

### NEW BUSINESS

#### Development

#### Subdivisions for Review (Major)

Name	Location
Evergreen Heights Subdivision Plan	Brighton Township
Rosemary Plan Of Property and Fudd's Farm, LLC. Absorption Plan	Raccoon Township

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

#### Subdivisions for Review (Minor)

Name	Location
Susan Farrelly Plan of Lots #3 Revised Phase 2	Big Beaver Borough
Madory Drive Subdivision Plan	Daugherty Township
Smith Consolidation Plan	Industry Borough

*(for information only; no action necessary)*

#### Land Developments for Review

Name	Location
Evergreen Heights	Brighton Township
Aligned Adaptive Data Centers Project-PIT 01	Shippingport Borough

*(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**

Aligned Date Centers-(PIT) PropCo, LLC.-Kimley-Horn for Project Phoenix-Shippingport Borough  
Fahringer, McCarty, Grey, Inc.-St. Cecilia's Renovation and Addition-Rochester Borough  
PADEP Sanitary Sewer Facilities Planning Module-Wastewater Treatment Plant-Independence Township  
Gateway Engineers-Lakeside Village Partners, LP-Economy Borough

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

**NOTIFICATIONS**

**Air Quality Permits**

Kokosing Industrial, Inc.-Shippingport Borough  
Desotec-Relocation and Operation of Existing Filter Press-Darlington Township

**Water Obstruction with Encroachment Permits**

Kimley-Horn-Project Phoenix Phase 2 -Shippingport Borough and Raccoon Township  
Rettew-Pinehurst Estates-South Beaver Township

**NPDES Permits**

Rettop Development Corp.-Potter Township  
Beaver Valley Nuclear Power Plant-Borough of Shippingport

**Oil and Gas Permits**

Range Resources-Appalachia, LLC.-Independence Township  
BHE-GT & S-LN-35-Recoat Project-Big Beaver Borough  
PennEnergy Resources, LLC. -Economy Borough  
ETC Northeast Pipeline, LLC. -Revolution Pipeline Project-Center, Raccoon and Independence Townships  
Range Resources-Appalachia, LLC. -Independence Township

**Water Quality Management Part II Permits**

BRSA-Brady's Run Sanitary Authority

**Water Supply Permits**

LSSE-Industry Borough Municipal Authority-Industry Borough

**OTHER**

Marino Crushing and Materials Corp-Act 14 General Permit Notification-Hopewell Township  
T-Mobile Trileaf Project-Antennas onto existing-Baden Borough

*(For information only – no action/motion necessary)*

**OTHER**

**Consistency/General Comment Letters**

PennVest-IBMWA-Water Plant-Industry Borough(R)	Industry Borough
LSSE-Bradshaw Park Project(R)	North Sewickley Township
Veteran's Memorial Pool Improvements-Phase 3(R)	Midland Borough
HRG-Valley Road Pedestrian Connection Project(R)	Harmony Township
Aligned Data Centers-Project Phoenix(R)	Shippingport Borough and Raccoon Township
DCNR-Grant for Hereford Manor Lakes Property(R)	Franklin Township
Heurich Construction Inc.-Emerald Valley Homes(R)	Franklin Township/Jackson-Butler County
LSSE-Industry Borough Municipal Water Authority(R)	Industry Borough
Harmony-Land Use Grant-Recycling Program(R)	Harmony Township

**Miscellaneous/Informational**

Approval for the new Subdivision and Land Development Application

Executive Session-To discuss Personnel Matters

*(Motion to approve/ratify)*

**ADJOURNMENT**

**Next Meeting:** June 16, 2026

*(Motion to Adjourn Meeting)*