AGENDA

The regular monthly meeting of the Beaver County Planning Commission, 12:30 P.M on Tuesday, November 17, 2026, in the Beaver County Planning Commission Conference Room, located in the basement of the Beaver County Courthouse at 810 Third Street, Beaver, PA 15009.

Introduction of Guests and Public Comments

Approve the minutes of the October 20, 2026 meeting

#1 (Motion to Approve Previous Meeting Minutes)

OLD BUSINESS

Project Report

(See Attached Project Status Report)

NEW BUSINESS

Subdivisions for Review (Major)

Name:	Location:
Wykes Street Consolidation	City of Aliquippa
Tikkun Properties Plan	Borough of Ambridge

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

Subdivisions for Review (Minor)

Name:	Location:
Voettiner Plan of Lots	Borough of Economy
Bocktown Subdivision	Independence Township
Mastrangelo Subdivision Plan	Chippewa Township

(For Information only; no action necessary)

Land Developments for Review

Name:	Location:
N/A	

RECOMMENDATIONS

Zoning Ordinance Amendments

Beaver Borough

North Sewickley Township

Hopewell Township

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

NOTIFICATIONS

Air Quality Permits

Valley Medical Facilities-AHN-Beaver Hospital-Brighton Township

Cronimet Corporation-Barge Designs Solutions-City of Aliquippa

NPDES Permits

Paul Bernola-Hanover Township

Robert Borland-Whispering Woods Mobile Community-New Sewickley Township

J.P Graham-Permit Renewal-Fallston Borough

Janice Polito-Borough of Big Beaver

MS Consultants, Inc.-West View Water Authority-NPDES-Borough of Baden

Oil and Gas Permits

Range Resources-Appalachia LLC.-Independence Township

Water Quality Management Part II Permits

UMH PA Independence LLC.-Independence Township

Paul Bernola-Hanover Township

Wade Trim-Aqua Pennsylvania, Inc.-BFWTP-City of Beaver Falls

Other-

GSS Inc.-Notice of Section 106 Process-Public Participation-FELHC-HOYTDALE-Wampum Borough-Lawrence County

FirstEnergy-ATSI- Rebuild existing transmission line-Industry, Ohioville, and Shippingport Boroughs

(For Information only; no action necessary)

OTHER

Consistency/General Comment Letters

Rettop Development Corp.- Proposed Land Development for 58 lots-Potter Township (R)

Intergovernmental Review - Municipal Water Authority of Aliquippa

#4 (Motion to approve/ratify)

Discuss Updating Planning Commission Application Fees for 2027

#5 (Motion to approve)

Miscellaneous/Informational

Motion to break into Executive Session to discuss personnel matters

#6 (Motion)

ADJOURNMENT

Next Meeting: December 15, 2026

#7 (Motion to Adjourn Meeting)