

AGENDA

The regular monthly meeting of the Beaver County Planning Commission, 12:30 p.m., Tuesday, November 18, 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 October 21, 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)

Herwig Subdivision Plan
North Mill Plan of Subdivision
Edmiston Subdivision Plan

Brighton Township
Hopewell and Center Townships
Ohioville Borough

Subdivisions for Review (Minor)

(for information only; no action necessary)

Minor Subdivision for Robert D. Franco
155 McMillen Avenue Plan of Lots
L & T Kelosky Subdivision Plan No. 1
Lind Consolidation Plan
Conforti Minor Subdivision

Borough of Baden
Chippewa Township
Franklin Township
Hopewell Township
South Beaver Township

Land Developments for Review

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

Ramsey South Solar Project

Ohioville Borough

Recommendations

Proposed Zoning Ordinances/Amendments/Updates

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

New Sewickley Zoning Ordinance Amendments
Raccoon Township-Battery Energy Storage Systems
Raccoon Township-Data Centers and Data Mining
Raccoon Township-Solar Energy Systems
Greene Township-Solar Energy Systems
Greene Township-Data Mining Operations Data Centers
Greene Township-Tier 1 and Tier 2 Battery Energy Storage Systems(BESS)

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

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

Heurich Construction-Franklin Township Beaver County & Jackson Township Butler County

Agricultural Security Area-

Notifications

(For information only – no action necessary)

Air Quality Permits

Encroachment Permits

RETTEW-North Sewickley Township

NPDES Permits

James Tharp Pad A-Ohioville Borough
Lilly-SRSTP-Brighton Township
Penn State University-Monaca Borough

Oil and Gas Permits

CNX Gas Company, LLC-Midland Borough

Water Quality Management Part II Permits

Water Supply Permits

ATSI-Shippingport Borough
LSSE-New Sewickley Township Municipal Authority-New Sewickley Township
PennEnergy Resources, LLC.-Temporary Aboveground Waterline Project-New Sewickley Township
CNX Gas Company, LLC.-Midland Borough

Solid Waste Permits

Other

NPDES reissuance to Dale R and Elaine L Wright, New Sewickley Township

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

Widmer Engineering Inc.-Borough of Monaca-Water Transmission Replacement(R)
PSU-Beaver Campus Athletics-Renovation of an existing ballfield-Center Township(R)
Aligned Data Centers (PIT) PropCo, LLC-Mass Grading erosion and stormwater management-Borough of Shippingport(R)

Miscellaneous/Informational

- Board Members with Terms Expiring 12/31/2025 are Ms. Dixon, Mr. Rosatone and Mr. Stuber. Vote to reappoint for a 4 year term

ADJOURNMENT

Next Meeting December 16, 2025

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, October 21, 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, Dixon Messrs. Wells,,

Staff: Dan Distler Director, B C Office of Planning and 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:

Approval of previous meeting minutes &

A Motion to approve the September 16, 2025 was made by Mr. Williams. and seconded by Mr. Rosatone Motion Carried unanimously.

OLD BUSINESS

Projects Status: Staff noted: See Status Report
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 & UWP Reimbursement –
Transportation –

NEW BUSINESS

Development

Subdivisions for Review and Report (Major)

Valley Village Subdivision Plan Center 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)

Kresach Plan Revised Lot 10 of Waterside Estates	Chippewa Township
Madory Drive Subdivision	Daugherty Township
America First Enterprise Subdivision No 2 Lots 2-A1 & 2-A2	Franklin Township
Andrews Subdivision Plan No 1 Revised	Hanover Township
McDonald’s USA, LLC Subdivision	Rochester Township

Proposed Land Developments

McDonald’s Restaurant L/C 37-2207	Rochester Borough
Valley Village Land Development	Center Township

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

Recommendations

Proposed Zoning Ordinances/Amendments

Motion to Accept the report and/forward to municipal governing body.

Hopewell Township
Borough of Shippingport

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

Proposed 537 Revision –

Montgomery Ridge at Yellow Gate Estates -Aliquippa

Agricultural Security Area-

New Sewickley Township Board of Supervisors adopted resolution No 18-25 accepting modifications

Notifications

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

Oil and Gas Permits

Range Resources-Appalachia, LLC-Independence 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

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)

After staff's review, a motion was made by Mr. Rosatone and seconded by Mr. Stuber 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 November 18, 2025

PROJECT STATUS REPORT
BEAVER COUNTY PLANNING COMMISSION MEETING – November 2025

PROJECT	FUNDING AMOUNT	AGENCY AWARDING FUNDING	PROJECT STATUS	STAFF
Act 167 Stormwater Management Plan			<ul style="list-style-type: none"> Nothing to report 	Dan Distler
EPA Cleanup Grant (Darlington)	\$500,000	EPA	<ul style="list-style-type: none"> Grant 90% complete – Site work completed Awaiting final OPAL Invoice Awaiting final KU Invoice Approval from BoC to apply for EPA Area Wide EPA Assessment Grant 2026 Brownfield Conference 	Dan Distler & David Thompson
Floodplain	N/A	N/A	<ul style="list-style-type: none"> Nothing new 	Dan Distler
GIS	N/A	N/A	<ul style="list-style-type: none"> Internal updates to Enterprise system; working with IT and Baker Updates to Connect Beaver County Connectivity Tracker 	David Thompson Sophie Yendell Ben York
BC Comp Plan Update	N/A	N/A	<ul style="list-style-type: none"> Beginning annual update to comp plan; to be put in annual report RAMBA Blight Application is currently open for 14 participating municipalities 	Dan Distler David Thompson Sophie Yendell Ben York
Broadband Project			<ul style="list-style-type: none"> Will update Board Updates to Connect Beaver County Connectivity Tracker 	Dan Distler David Thompson Sophie Yendell Ben York
SPC and PA State Planning Directors meetings	N/A	N/A	<ul style="list-style-type: none"> Nothing to report 	Dan Distler
TTC and Regional Policy Committee SPC Transportation and UWP Reimbursement	\$14,822.00	N/A	<ul style="list-style-type: none"> TTC Meeting – November 13 – Will update board TIP Meeting – November 12 – Will update board PPP Meeting October 28 – Will update board 	Dan Distler David Thompson Sophie Yendell Ben York
Transportation Broadhead Road Corridor	CPF \$1,800,000	HUD	<ul style="list-style-type: none"> Continue to attend meetings regarding HUD Community Project Funding Program Have settled on a project – Broadhead at Pleasant Drive-Roundabout or signalized intersection with other improvements. Scope of work to be determined. Received preliminary update from PennDOT 	Dan Distler David Thompson Sophie Yendell Ben York



BEAVER COUNTY OFFICE OF PLANNING AND REDEVELOPMENT

November 18, 2025
Brighton Township Board of Supervisors
1300 Brighton Road
Beaver, PA 15009

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

RE: REVIEW OF PLAN/LAND DEVELOPMENT FOR HERWIG PLAN OF SUBDIVISION

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

Dear Supervisors:

The Beaver County Planning Commission reviewed the Herwig Plan of Subdivision on October 27, 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 Brighton 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 November 18, 2025. The following comments are offered.

Project Summary:

Proposal:	3 Lots into 5
Location:	Tuscarawas Rd
Site Area:	10.67 Acres
Current Zoning:	Rural Residential District
Current Land Use:	Single Family Dwelling-Detached
Plan Tracking Number:	95

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 VANPORT TOWNSHIP MUNICIPAL 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 Brighton 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. Please ensure the proposed lots (specifically lot 2), will meet the minimum lot size requirements.
7. 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 Brighton 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: Herwig, Jeffrey & Nancy M, Owner
Brighton Township Planning Commission
Sample Land Surveying LLC, Surveyor
Beaver County Conservation District
File



BEAVER COUNTY OFFICE OF PLANNING AND REDEVELOPMENT

November 18, 2025
Hopewell Township Board of Commissioners
1700 Clark Boulevard
Aliquippa, PA 15001

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

RE: REVIEW OF PLAN/LAND DEVELOPMENT FOR NORTH MILL PLAN OF SUBDIVISION

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

Dear Commissioners:

The Beaver County Planning Commission reviewed the North Mill Plan of Subdivision on November 5, 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 Hopewell 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 November 18, 2025. The following comments are offered.

Project Summary:

Proposal:	Consolidation of 5 Lots into 4
Location:	Woodland Road
Site Area:	93.15 Acres
Current Zoning:	Industrial District, Riverfront Industrial District
Current Land Use:	Undeveloped and Unused Industrial Land
Plan Tracking Number:	101

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 ALIQUIPPA MUNICIPAL 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. Approval of a *Planning Module for Subdivision/Land Development* must be obtained from Hopewell Township and the PA Department of Environmental Protection (DEP). The owner/developer should contact Hopewell Township for assistance in

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. This subdivision/land development involves parcels located in an adjacent municipality. A copy of this letter will be forwarded to Hopewell Township for review and comment.
7. This tract appears to be included in the *Beaver County Natural Heritage Inventory*. During development, the owner/developer should consider implementing special precautions to preserve the unique natural resources of the area.
8. The existence of wetlands should be verified as should any development constraints relating thereto.
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 Hopewell 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: Better's Real Estate Holdings, Lp, Owner
 Center Township
 Hopewell Township Planning Commission
 Center Township Planning Commission
 Lennon, Smith & Souleret, Surveyor
 Beaver County Conservation District
 File



BEAVER COUNTY OFFICE OF PLANNING AND REDEVELOPMENT

November 18, 2025
Ohioville Borough Council
6268 Tuscarawas Road
Industry, PA 15052

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

RE: REVIEW OF PLAN/LAND DEVELOPMENT FOR EDMISTON SUBDIVISION

Dear Council Members:

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

The Beaver County Planning Commission reviewed the Edmiston Subdivision on October 27, 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 Ohioville 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 November 18, 2025. The following comments are offered.

Project Summary:

Proposal:	1 Lots into 3
Location:	Private Dr, Grandview Ave
Site Area:	71.28 Acres
Current Zoning:	No Zoning
Current Land Use:	Single Family Dwelling-Detached
Plan Tracking Number:	97

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 OHIOVILLE BOROUGH MUNICIPAL 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. Approval of a *Planning Module for Subdivision/Land Development* must be obtained from Ohioville Borough and the PA Department of Environmental Protection (DEP). The owner/developer should contact Ohioville Borough for assistance in obtaining and completing the appropriate Planning Module.
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. It appears that wetlands and streams are located on the site. Please be advised that any encroachment or obstruction to waters of the Commonwealth could require a PADEP Chapter 105 permit.
7. The Beaver County Planning Commission Acknowledgement for a major subdivision within a municipality with SALDO ordinance 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 **OHIOVILLE BOROUGH** 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. **OHIOVILLE BOROUGH** HAS THE ONLY AND FINAL AUTHORITY FOR SUCH CONDITIONS.

PLAN TRACKING NUMBER

DIRECTOR SIGNATURE

DATE

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 Ohioville 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: Edmiston, Jerald Allen Sr & Jodi Lynn, Owner
Ohioville Borough Planning Commission
Sample Land Surveying LLC, Surveyor
Beaver County Conservation District
File



BEAVER COUNTY OFFICE OF PLANNING AND REDEVELOPMENT

November 18, 2025
Ohioville Borough Council
6268 Tuscarawas Road
Industry, PA 15052

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

RE: Review of Plan/Land Development for Ramsey South Solar Project Preliminary/Final Land Development Plan

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 Ramsey South Solar Project Preliminary/Final Land Development Plan on October 29, 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 Ohioville 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 November 18, 2025. The following comments are offered.

Project Summary:

Proposal:	Installation of Solar Arrays and Supporting Infrastructure
Location:	Smith Ferry Road
Site Area:	124.67 Acres
Current Zoning:	No Zoning
Current Land Use:	Agricultural
Plan Tracking Number:	98

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 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. Approval of a *Planning Module for Subdivision/Land Development* must be obtained from Ohioville Borough and the PA Department of Environmental Protection (DEP). The owner/developer should contact Ohioville Borough for assistance in obtaining and completing the appropriate Planning Module.

5. If development will encroach within **50' of the stream**, an encroachment permit may be required and obtained from the **Pennsylvania Department of Environmental Protection (DEP)**. The owner/developer should contact DEP.
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 Beaver County Planning Commission acknowledgment should read:

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 OHIOVILLE BOROUGH 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. OHIOVILLE BOROUGH HAS THE ONLY AND FINAL AUTHORITY FOR SUCH CONDITIONS.

PLAN TRACKING NUMBER

DIRECTOR SIGNATURE

DATE

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 Sophie Yendell at 724-770-4422.

Once Ohioville 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: Ramsey, Randy A, Owner
Ohioville Borough Planning Commission
TRC, Surveyor
Beaver County Conservation District
File

BEAVER COUNTY OFFICE OF PLANNING AND REDEVELOPMENT



November 18, 2025

New Sewickley Township Board of Supervisors
233 Miller Road
Rochester, PA 15074

RE: AN ORDINANCE OF THE TOWNSHIP OF NEW SEWICKLEY, BEAVER COUNTY, PENNSYLVANIA, AMENDING THE ZONING ORDINANCE, SECTION 201 AND CORRESPONDING SECTIONS 100, 406, 502 REGARDING AREA AND YARD REQUIREMENTS.

Dear Supervisors:

The Beaver County Planning Commission (BCPC) received a request rezoning relative to the above reference on October 14, 2025. The ordinance and staff comments were presented at the Beaver County Planning Commission's (BCPC) meeting on November 18, 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.

COMMENTS AND RECOMMENDATIONS:

1. The Planning Commission has no objection or comments to the proposed ordinance amendments as submitted. Once amendment changes have been approved by the governing body, please ensure that all adopted amendments are forwarded to the Beaver County Planning Commission.

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 Municipality, and **the Municipality 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



November 18, 2025

Raccoon Township Board of Supervisors
1234 State Route 18
Aliquippa, PA 15001

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

RE: AN ORDINANCE OF THE TOWNSHIP OF RACCOON, BEAVER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 185 OF THE RACCOON TOWNSHIP CODE, TITLED "ZONING," ARTICLE XIII, TITLED "SUPPLEMENTARY REGULATIONS," BY THE ADOPTION AND ENACTION OF NEW SECTION §185-58.3, TITLED "BATTERY ENERGY STORAGE SYSTEMS (BESS)," ISSUING NEW STANDARDS AND PROCEDURES REGULATING BESS OPERATIONS, THEREWITH, REQUIRING THE FILING OF INFORMATION REGARDING THE LOCATION AND OPERATIONS OF THE SAME AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF AND FURTHER ESTABLISHING BATTERY ENERGY STORAGE SYSTEMS AS A USE PERMITTED BY RIGHT IN THE C-2 HIGHWAY COMMERCIAL ZONING DISTRICT WITHIN THE TOWNSHIP.

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

Dear Supervisors:

The Beaver County Planning Commission (BCPC) received a request rezoning relative to the above reference on October 16, 2025. The ordinance and staff comments were presented at the Beaver County Planning Commission's (BCPC) meeting on November 18, 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. Once amendment changes have been approved by the governing body, please ensure that all adopted amendments are forwarded to the Beaver County Planning Commission.

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 Municipality, and **the Municipality 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



November 18, 2025

Raccoon Township Board of Supervisors
1234 State Route 18
Aliquippa, PA 15001

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

RE: AN ORDINANCE OF THE TOWNSHIP OF RACCOON, BEAVER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 185 OF THE RACCOON TOWNSHIP CODE, TITLED "ZONING," ARTICLE XIII, TITLED "SUPPLEMENTARY REGULATIONS," BY THE ADOPTION AND ENACTION OF NEW SECTION §185-58.4, TITLED "DATA CENTERS AND DATA MINING," ISSUING NEW STANDARDS AND PROCEDURES REGULATING DATA CENTERS, AND/OR SERVER FARMS, AND DATA MINING OPERATIONS THEREWITH, REQUIRING THE FILING OF INFORMATION REGARDING THE LOCATION AND OPERATIONS OF THE SAME AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF AND FURTHER ESTABLISHING DATA CENTERS AND DATA MINING OPERATIONS AS USES PERMITTED BY RIGHT IN THE C-2 HIGHWAY COMMERCIAL ZONING DISTRICT WITHIN THE TOWNSHIP.

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

Dear Supervisors:

724-770-4425
724-775-3915 Fax

The Beaver County Planning Commission (BCPC) received a request rezoning relative to the above reference on October 16, 2025. The ordinance and staff comments were presented at the Beaver County Planning Commission's (BCPC) meeting on November 18, 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.

COMMENTS AND RECOMMENDATIONS:

1. The Planning Commission has no objection or comments to the proposed ordinance amendments as submitted. Once amendment changes have been approved by the governing body, please ensure that all adopted amendments are forwarded to the Beaver County Planning Commission.

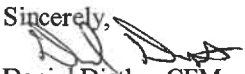
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The Municipal Solicitor should review the proposed ordinance/amendment in its legal form prior to action by the Municipality, and **the Municipality should submit two (2) copies of the amendment if adopted to this office within thirty (30) days following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



November 18, 2025

Raccoon Township Board of Supervisors
1234 State Route 18
Aliquippa, PA 15001

Board of Commissioners

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

RE: AN ORDINANCE OF THE TOWNSHIP OF RACCOON, BEAVER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 185 OF THE RACCOON TOWNSHIP CODE, TITLED "ZONING," ARTICLE XIII, TITLED "SUPPLEMENTARY REGULATIONS," BY THE ADOPTION AND ENACTION OF NEW SECTION §185-58.2, TITLED "SOLAR ENERGY SYSTEMS," ISSUING NEW STANDARDS AND PROCEDURES REGULATING SOLAR ENERGY SYSTEMS, THEREWITH, REQUIRING THE FILING OF INFORMATION REGARDING THE LOCATION AND OPERATIONS OF THE SAME AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF AND FURTHER ESTABLISHING PRINCIPAL SOLAR ENERGY SYSTEMS (PSES) AS A USE PERMITTED BY RIGHT IN THE C-2 HIGHWAY COMMERCIAL ZONING DISTRICT WITHIN THE TOWNSHIP.

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

Dear Supervisors:

The Beaver County Planning Commission (BCPC) received a request rezoning relative to the above reference on October 16, 2025. The ordinance and staff comments were presented at the Beaver County Planning Commission's (BCPC) meeting on November 18, 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. Once amendment changes have been approved by the governing body, please ensure that all adopted amendments are forwarded to the Beaver County Planning Commission.

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 Municipality, and **the Municipality 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



November 18, 2025

Greene Township Board of Supervisors
PO Box 181
262 Pittsburgh Grade Road
Hookstown, PA 15050

Board of Commissioners

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

RE: AN ORDINANCE OF THE TOWNSHIP OF GREENE, BEAVER COUNTY, PENNSYLVANIA, AMENDING THE ZONING ORDINANCE, CHAPTER 153, SECTIONS 153.075 A-1 AGRICULTURAL DISTRICT, SECTION 153.090-153.094 N-C NEIGHBORHOOD COMMERCIAL OVERLAY DISTRICT, SECTIONS 153.105-153.108 R-1 SUBURBAN RESIDENTIAL DISTRICT, SECTIONS 153.120-153.123 R-2 GENERAL RESIDENTIAL DISTRICT, SECTIONS 153.135-153.138 C-1 LIGHT COMMERCIAL DISTRICT, SECTIONS 153.150-153.153 C-2 HIGHWAY COMMERCIAL DISTRICT AND SECTIONS 153.165-153.168 I INDUSTRIAL DISTRICT, TO PERMIT AS AN ACCESSORY USE, ACCESSORY SOLAR ENERGY SYSTEMS (ASES), BY RIGHT IN ALL DISTRICTS AND TO PERMIT AS A PRINCIPAL USE, PRINCIPAL SOLAR ENERGY SYSTEMS (PSES), BY RIGHT IN INDUSTRIAL AND A-1 ZONING DISTRICTS.

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

Dear Supervisors:

The Beaver County Planning Commission (BCPC) received a request rezoning relative to the above reference on October 29, 2025. The ordinance and staff comments were presented at the Beaver County Planning Commission's (BCPC) meeting on November 18, 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. Once amendment changes have been approved by the governing body, please ensure that all adopted amendments are forwarded to the Beaver County Planning Commission.

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The Municipal Solicitor should review the proposed ordinance/amendment in its legal form prior to action by the Municipality, and **the Municipality 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



November 18, 2025

Greene Township Board of Supervisors
PO Box 181
262 Pittsburgh Grade Road
Hookstown, PA 15050

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

RE: AN ORDINANCE OF THE TOWNSHIP OF GREENE, BEAVER COUNTY, COMMONWEALTH OF PENNSYLVANIA, ISSUING NEW STANDARDS AND PROCEDURES REGULATING DATA MINING OPERATIONS, DATA CENTERS, AND/OR SERVER FARMS, THEREWITH, REQUIRING THE FILING OF INFORMATION REGARDING THE LOCATION AND OPERATIONS OF THE SAME AND PROVIDING PENALTIES FOR VIOLATIONS THEREOF.

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

Dear Supervisors:

The Beaver County Planning Commission (BCPC) received a request rezoning relative to the above reference on October 29, 2025. The ordinance and staff comments were presented at the Beaver County Planning Commission's (BCPC) meeting on November 18, 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. Page 4 (Section 1; Noise) should include a definition and/or reference to Green Township's definition of "Noise".
2. The Planning Commission has no objection to the proposed ordinance amendments as submitted. Once amendment changes have been approved by the governing body, please ensure that all adopted amendments are forwarded to the Beaver County Planning Commission.

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 Municipality, and **the Municipality 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



November 18, 2025

Greene Township Board of Supervisors
PO Box 181
262 Pittsburgh Grade Road
Hookstown, PA 15050

Board of Commissioners

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

RE: AN ORDINANCE OF THE TOWNSHIP OF GREENE, BEAVER COUNTY, PENNSYLVANIA, AMENDING THE ZONING ORDINANCE, CHAPTER 153, SECTIONS 153.075-153.078 A-1 AGRICULTURAL DISTRICT, SECTION 153.090-153.094 N-C NEIGHBORHOOD COMMERCIAL OVERLAY DISTRICT, SECTIONS 153.105-153.108 R-1 SUBURBAN RESIDENTIAL DISTRICT, SECTIONS 153.120-153.123 R-2 GENERAL RESIDENTIAL DISTRICT, SECTIONS 153.135-153.138 C-1 LIGHT COMMERCIAL DISTRICT, SECTIONS 153.150-153.153 C-2 HIGHWAY COMMERCIAL DISTRICT AND SECTIONS 153.165-153.168 I INDUSTRIAL DISTRICT, TO PERMIT AS AN ACCESSORY USE, Tier 1 Battery Energy Storage Systems (BESS) less than 600kWh, BY RIGHT IN ALL DISTRICTS AND TO PERMIT AS A CONDITIONAL USE, Tier 2 Battery Energy Storage System (BESS) equal to or greater than 600kWh IN THE INDUSTRIAL ZONING DISTRICT.

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

Dear Supervisors:

The Beaver County Planning Commission (BCPC) received a request rezoning relative to the above reference on October 29, 2025. The ordinance and staff comments were presented at the Beaver County Planning Commission's (BCPC) meeting on November 18, 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. Once amendment changes have been approved by the governing body, please ensure that all adopted amendments are forwarded to the Beaver County Planning Commission.

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 Municipality, and **the Municipality 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



November 18, 2025

Dan Smith, E. I. T.
Sheffler and Company, Inc.
1712 Mt. Nebo Road, 2nd Floor
Sewickley, PA 15143

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

RE: PADEP Sanitary Sewer Facilities Planning Module – Component 4B
Emerald Valley Residential Development – Fanker Road, Harmony, PA 16037

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

Dear Mr. Smith:

On October 10, 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 Emerald Valley Residential Development located in Jackson Township, Butler County, and Franklin Township, Beaver County, PA. 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 Emerald Valley Residential Development. The project is proposing the development be tied into the existing sanitary system, with an additional flow of 269 EDU's for a total of 107,600 gpd. The sewage from the proposed homes will flow via 6-inch PVC gravity pipes at a minimum slope of 2% to the proposed development's 8-inch PVC gravity system. Flows will be conveyed to the existing Western Butler County Authority (WBCA) via gravity system and ultimately reach the sewage treatment plant owned by WBCA. The proposed sanitary sewers will tie in to the development along Bassie Drive to the south.

At a meeting held on November 18, 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

BEAVER COUNTY OFFICE OF PLANNING AND REDEVELOPMENT



Date: October 22, 2025

To: Daniel A. Sell, P.E., Project Engineer
Widmer Engineering Inc.
806 Lincoln Place
Beaver Falls, PA, 15010

From: Beaver County Planning Commission

Re: **County Land Use Letter**
Monaca Water Transmission Replacement
Borough of Monaca, Beaver County, PA
WEI Project No. 22111

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. Widmer Engineering Inc., on behalf of the Borough of Monaca is applying for a Public Water Supply Permit. The proposed project would consist of the removal and replacement of 14" CIP Water Transmission Line from a dead end at 6th Street through the wooded hillside up Speyer Ave. The water line will be reworked at Taylor Ave Reservoir entry to improve treatment process. The proposed project is located in Monaca 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

Ben York
Senior Planner

Signature:

Date: October 22, 2025

Cc: File
Dave Kramer – Monaca Borough

NOV 07 2025

3800-FM-BCW0271b Rev. 10/2024
County Notification FormPennsylvania
Department of
Environmental ProtectionCOMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATERCOUNTY NOTIFICATION OF PLANNED LAND DEVELOPMENT
FOR CHAPTER 102 PERMITS

PROJECT INFORMATION

Applicant Name:	<u>PSU - Beaver Campus Athletics</u>	Contact Name:	<u>Mike Rahenkamp-Tait Engineering</u>
Applicant Address:	<u>100 University Drive</u>	Contact Phone:	<u>412-364-6090</u>
Applicant City, State, ZIP:	<u>Oakdale, PA 15071</u>	County:	<u>Beaver</u>
Description of Proposed Land Development and Stormwater Controls:	Municipality: <u>Center Township</u>		
Renovation of an existing Ballfield. Stormwater management facility to be installed.	Project Area: <u>3.899</u> acres <input type="checkbox"/> Phased		
	Disturbance: <u>3.719</u> acres		
	Surface Waters Receiving Stormwater Discharges: <u>UNT to Moon Run (WWF)</u>		
Tax Parcel ID(s) Affected by Proposed Land Development:		Discharge to: <input type="checkbox"/> MS4 <input type="checkbox"/> Other SS <input type="checkbox"/> 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

- Is there an adopted county or multi-county comprehensive plan? ☒ Yes ☐ No
- If Yes to #1, is the proposed project consistent with the county plan? ☒ Yes ☐ No
- Is there a DEP-approved Act 167 stormwater management plan? ☐ Yes ☒ No ☐ CCD
- If Yes to #3, is the proposed project consistent with the Act 167 plan, without waiver? ☐ Yes ☒ No ☐ CCD
- 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.

Mike Rahenkamp
Applicant NameMichael A. Rahenkamp
Applicant SignatureAgent
Applicant TitleSophie Yendell
County Representative NameSophie Yendell
County Representative SignatureAssociate Planner and Redevelopment Specialist
County Representative Title

10-30-25

Date of Signature

11/6/25

Date of Signature



NOV 06 2025

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

PROJECT INFORMATION

Applicant Name:	<u>Aligned Data Centers (PIT) PropCo, LLC</u>	Contact Name:	<u>Cardell Andrews</u>
Applicant Address:	<u>2800 Summit Ave</u>	Contact Phone:	<u>520-390-9672</u>
Applicant City, State, ZIP:	<u>Plano, TX 75074</u>	County:	<u>Beaver</u>
Description of Proposed Land Development and Stormwater Controls:	Municipality: <u>Borough of Shippingport</u>		
The proposed project includes the Phase 1 Mass Grading to prepare the site for a data center campus. The Mass Grading of the site will include erosion control and stormwater management design.	Project Area: <u>300</u> acres <input checked="" type="checkbox"/> Phased		
	Disturbance: <u>266</u> acres		
	Surface Waters Receiving Stormwater Discharges: <u>Ohio River, Squirrel Run, Haden Run</u>		
Tax Parcel ID(s) Affected by Proposed Land Development: <u>500050300000 & 501720185000 & 500050301000</u>		Discharge to: <input type="checkbox"/> MS4 <input type="checkbox"/> Other SS <input type="checkbox"/> 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

- Is there an adopted county or multi-county comprehensive plan? ☒ Yes ☐ No
- If Yes to #1, is the proposed project consistent with the county plan? ☒ Yes ☐ No
- Is there a DEP-approved Act 167 stormwater management plan? ☐ Yes ☒ No ☐ CCD
- If Yes to #3, is the proposed project consistent with the Act 167 plan, without waiver? ☐ Yes ☒ No ☐ CCD
- 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.

Cardell Andrews

Applicant Name

Applicant Signature

Vice President, Land Enablement

Applicant Title

Sophie Yendell

County Representative Name

County Representative Signature

Associate Planner and Redevelopment Specialist
County Representative Title

10/30/25

Date of Signature

11/6/25

Date of Signature