

AGENDA

The regular monthly meeting of the Beaver County Planning Commission, 12:30 p.m., April 15, 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 March 18, 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)

Beaver Valley Mall
Center Township 3 Lots

Willow Creek Townhomes
Center Township 5 Lots

Scarsella Subdivision Plan
Monaca Borough 3 Lots

Dennis and Antoinette Inannini Subdivision Plan
Rochester Township 4 Lots

Tucker Farms Subdivision Plan
South Beaver Township 5 Lots

Subdivisions for Review (Minor)

(for information only; no action necessary)

Chocolate Boutique, LLC
Center Township

K-Legacy Acres, LLC
Chippewa Township

134 Kings Creek Sub Plan
Hanover Township

Strawn Lot Consol Plan
Industry Borough

Chad E. Young
New Sewickley Township

Land Developments for Review

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

Logstown Lofts Schoolhouse, LP
Aliquippa 2 Acres

Metalwerks Expansion
Aliquippa 4 Acres

Beaver Valley Mall
Center Township 2 Acres

Recommendations

Proposed Zoning Ordinances/Amendments/Updates

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

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

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

North Sewickley Township-Beaver River Ranch

Notifications

(For information only – no action necessary)

Air Quality Permits

Rochester Borough-ATI-Renewal Application

Encroachment Permits

NPDES Permits

Conway Borough-permit for the Sewage Treatment Plant

Darlington Township-Permit Renewal for Stormwater Outfalls

City of Aliquippa-Aliquippa High School Fieldhouse

Water Quality Management Part II Permits

Water Supply Permits

Solid Waste Permits

Other-

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Borough of Midland-GTRP-Pool Improvements (R)
- City of Aliquippa-Aliquippa School District-Land development and Stormwater Control (R)
- Independence Township-Range Resources-Appalachia, LLC.-Land Developments (R)
- Midland Borough-Lincoln Park Charter School-New Gymnasium, buildings, sidewalks (R)
- Borough of Shippingport-Vistra Corporation-Restore and Repair failed slope(R)
- City of Beaver Falls-Beaver River Trail Improvements Grant(R)
- Monaca Borough-Renovation of Washington Ave (R)

Miscellaneous/Informational

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

ADJOURNMENT

Next Meeting May 20, 2025