

**AGENDA**

The regular monthly meeting of the Beaver County Planning Commission, 12:30 p.m., Tuesday, October 15, 2024 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 17, 2024 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)*

- |                          |                                |                           |
|--------------------------|--------------------------------|---------------------------|
| Cephas Lot Plan          | Diehl Auto Group Kia of Beaver | Meadowcrest Subd Phase 1  |
| Beaver Falls City 4 Lots | Chippewa Twp 4 Lots            | New Sewickley Twp 19 Lots |

**Subdivisions for Review (Minor)**

*(for information only; no action necessary)*

- |                       |                     |                |                 |
|-----------------------|---------------------|----------------|-----------------|
| Jay Snyder Lot Add Pl | Jo-El Enerprises Pl | Bruguglio Plan | Rue-Schaub Plan |
| Center Twp            | Conway Boro         | Franklin Twp   | Franklin Twp    |
| White Lot Consol      | Urtz Plan           |                |                 |
| Ohioville Boro        | Potter Twp          |                |                 |

**Land Developments for Review**

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

- Beaver Falls City - Geneva College Welcome Center LD
- Center Twp – Turks Properties LD (J Hall Excavating)
- Center Twp – Columbia Gas Cold Storage Bldg LD
- Frankfort Springs Boro – Dollar General – Hookstown LD

**Recommendations**

**Proposed Zoning Ordinances/Amendments/Updates**

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

**Proposed Subdivision and Land Development 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)*

**Notifications**

*(For information only – no action necessary)*

**Air Quality Permits**

Chippewa Twp – Tri County Crematory, Inc. – Permit Revision regarding the revised temperature regulation.  
Shippingport Boro – Gold Bond Building Products LLC – Permit for their Shippingport Facility (Formerly National Gypsum Co).

**Encroachment Permits**

Center Twp – ETC Northeast Pipeline, LLC – Permit for the Revolution PL Sta 896+00 Slope Remediation Project.  
Franklin Twp – MSP Properties of PA – Permit for the Franklin Tractor Supply Retail Store.  
Independence Twp – Range Resources Appalachia - Permit for the Siebel to R. Miller Temporary Waterline Project.  
Independence Twp – Range Resources Appalachia – Permit for the SJ Exploration 18091 Well Site Project.

**NPDES Permits**

Brighton Twp – Jacob T. Beatty – Permit for the Beatty Property single residence sewage treatment plant.  
Franklin Twp – American Transmission Systems – Major Amendment for the Frisco-Maple North Tap to Knox Substation Project  
Independence Twp – Hopewell Area School District – Permit for the Independence Elementary School Project.

**Oil & Gas Permits**

Independence Twp – Range Resources – Appalachia, LLC – Permit for oil & gas exploration (Raccoon Creek).  
Independence Twp – Range Resources – Appalachia, LLC – Permit for oil & gas exploration (18091 Well Site).

**Water Supply Permits**

Vanport Twp – Vanport Twp Mun Auth – Permit for the Center Drive Tank Improvements Project.

**Water Quality Permits**

Brighton Twp – Jacob T. Beatty – Permit for the Beatty Property single residence sewage treatment plant.

**Hazardous Waste Permits**

Freedom Boro – Fielding Environmental LLC - Permit modification due to name change to GFL Environmental.

**Other**

8-28-24 – Three Rivers Aggregates, LLC - Stage I & II Bond Release -Permit # 04150301 – Darlington Twp -Palmer No 2 Mine  
8-28-24 – Three Rivers Aggregates, LLC – Stage I & II Bond Release – Permit #04010301 – Darlington Twp – Palmer Mine  
9-18-24 – Aqua PA Wastewater Inc – requesting PUC approval of acquisition of the Wastewater Systems Assets of City of Beaver Falls

**OTHER**

**Consistency/General Comment Letters - (Approval/Ratification)**

- Lakeside Village Partners, LP – Lakeside Village PRD – Phase 2 Final – Economy Boro & NPDES permit (A)
- American Transmission Systems Inc. – Frisco-Maple North Tap to Knox Substation Project & encroachment permit (A)

**Miscellaneous/Informational**

- Nomination of Officers for 2025

**ADJOURNMENT**