

## AGENDA

The regular monthly meeting of the Beaver County Planning Commission, 12:30 p.m., March 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 February 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)*

Municipal Water Authority of Aliq. Aliquippa 21 Lots	Three Rivers Ranch Developers LLC. Independence Township 4 Lots
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Beaver River Ranch Subdivision Plan  
North Sewickley Township 3 Lots

#### Subdivisions for Review (Minor)

*(for information only; no action necessary)*

Mulcahy Subdivision Plan Beaver	Davies Subdivision Plan Darlington Township	Powell Subdivision Plan Economy Borough
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Elsman Subdivision Plan Patterson Township	Montgomery Ridge at Yellow Gate Estates Potter Township
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#### Land Developments for Review

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

Project Horizon 100 Acres  
Big Beaver Borough

**Recommendations**

**Proposed Zoning Ordinances/Amendments/Updates**

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

Franklin Township-Fences and Hedges  
Franklin Township-Solar Energy Systems  
North Sewickley-Solar Facilities  
Franklin Township-Changes Related to Billboards

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

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

South Beaver Township-Levi Feezle-Sewage Disposal System

**Notifications**

*(For information only – no action necessary)*

**Air Quality Permits**

**Encroachment Permits**

Independence Township- Range Resources-Appalachia, LLC-Permit for Erosion and Sediment Control

**NPDES Permits**

Big Beaver Borough-Stormwater Permit

**Water Quality Management Part II Permits**

**Water Supply Permits**

**Solid Waste Permits**

Freedom Borough-Permit Renewal

**Other-**

**OTHER**

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

- PennEnergy Resources, LLC-New Sewickley Township-Permit for Tank Pad( R)
- Heurich Construction Inc.-Franklin Township-Permit( R)
- North Sewickley Twp. Water Authority-North Sewickley Township-Waterline Replacement(R)
- Trumbull Corp.-Potter Township-Locks and Dam Project ( R )
- Range Resources-Appalachia, LLC- Independence Township-Earth and Sediment Permit (R)
- Vantage Data Centers PA11, LLC.-Stormwater Management and Utility Connections-Shippingport Borough(R)
- MEPPi-Big Beaver Borough-Expansions and Stormwater Management Control and Associated Amenities( R )

**Miscellaneous/Informational**

**ADJOURNMENT**