



2013 Beaver County Planning Commission Annual Report





The Beaver County Planning Commission is required by the *Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247, as amended, Article II, Section 207* to submit by March 1st an annual report of its activities and projects for the previous year. At this time, Beaver County presents the 2013 Annual Report.

Beaver County Commissioners



*Dennis E. Nichols
Beaver County Board of
Commissioners
2011-present*

*Tony Amadio, Chairman
Beaver County Board of
Commissioners
2008-present*

*Joe Spanik
Beaver County Board of
Commissioners
2004-present*



Beaver County Planning Commission Board

Joseph Zagorski, Chairperson

Anthony Rosatone, Vice Chairperson

Karen R. Barness

John W. Bragg

Judith Charlton

Sandie Egley

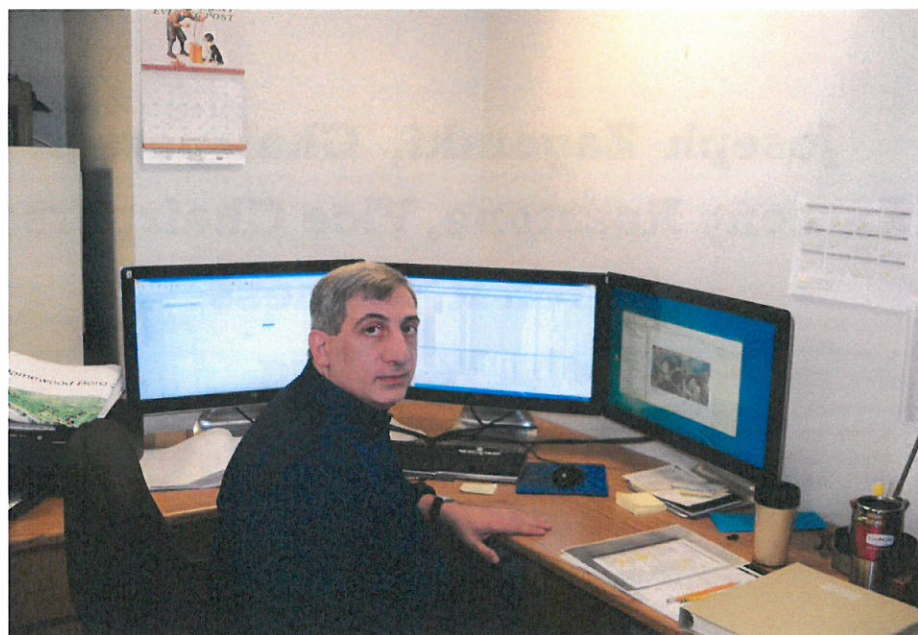
Grant W. Farmer

James A. Mitch

Howard Stuber

We fondly remember Mark A. LaValle, who served on the Beaver County Planning Commission (BCPC) Board for ten years. Mark passed away after a brief illness in 2013. Mark was a true asset to our board and we greatly appreciate his efforts and his dedication to Beaver County.

Welcome New Staff



Frank Vescio

Frank Vescio was hired in September of 2013 as our new GIS Coordinator and Associate Planner. He is a graduate of Penn State University, with a Bachelor of Arts degree in History. In addition, he has a Post Bachelor degree from Robert Morris University in Computer and Information Sciences and Support Services, and a certificate from the Community College of Beaver County in Geographic Information Systems and Cartography. He is a results-oriented professional with over twenty years of managerial and technical experience in government administration, computer systems involving land records, customer support, budgeting, purchasing and staff training. We welcome Frank to our staff. He may be contacted for any County GIS questions.



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County Comprehensive Plans

In 2010, the Beaver County Board of Commissioners adopted the Beaver County Comprehensive Plan. The Beaver County Planning Commission has taken an active role in trying to implement projects and recommendations from the plan. The Planning Commission will continue to work with partners to ensure that implementation of the recommendations is a priority in the communities.

Municipal Comprehensive Plans

The Beaver County Planning Commission received 1 municipal comprehensive plan from New Sewickley Township in 2013 for review. The County has offered technical assistance to the municipalities for securing funding to update

Municipal Subdivision and Land Development Plans

The Beaver County Planning Commission received no requests to review a Subdivision and Land Development Ordinance.

Municipal Codification of Ordinances

The Beaver County Planning Commission received no request to review Codification of Ordinances in 2013.

Municipal Zoning Ordinances and Amendments

The Beaver County Planning Commission received 19 requests for review of zoning amendments. The following chart shows the complete list of reviews. It does not show those actually adopted by the municipalities.

<u>Municipality</u>	<u>Month</u>	<u>Description</u>
Economy Boro	Jan	Oil & Gas
Koppel Boro	Jan	New Ordinance & map
Greene Twp	Feb	Ordinance # 01-2013
Beaver Boro	Feb	Ordinance Amending chapter 27 of Code of Ordinances
Marion Twp	March	Oil & Gas Development Ordinance
Aliquippa City	March	Neighborhood Blight Reclamation and Revitalization—Zoning Ordinance Amendment
Beaver Falls City	March	Ordinance # 2010
Midland Boro	April	Solar Zoning Ordinance
Chippewa Twp	April	Proposed Ordinance # 246 (Temporary Signs)
Big Beaver Boro	May	3 Proposed Zoning Ordinances (Article VII—R-1; Article VII—R-2; & Article X,-C-1)
Raccoon Twp	May	Proposed Oil & Gas Ordinance
Economy Boro	May	Proposed Ordinance (building height definitions, installing fences, & garages height
Independence Twp	June	2 Proposed Zoning Amendments (Amending Ordinance # 1-92, & Amending Section 200-54 of Article XII).
Aliquippa City	June	2 Proposed Zoning Amendments (Ordinances: # 3 of 2013 & # 4 of 2013)
New Sewickley Twp	July	(2) Ordinance # 197 (change zoning of parcel # 69-002-0203.000) & Resolution # 07-13
South Beaver Twp	Aug	(2) Proposed Zoning Amendments to Ordinances # 55 & # 56
Aliquippa City	Sept	Amendment adding definition for “halfway house,” etc
Daughterty Twp	Sept	Oil & Gas Ordinances # 138
Hopewell Twp	Oct	Proposed Zoning Map Amendment



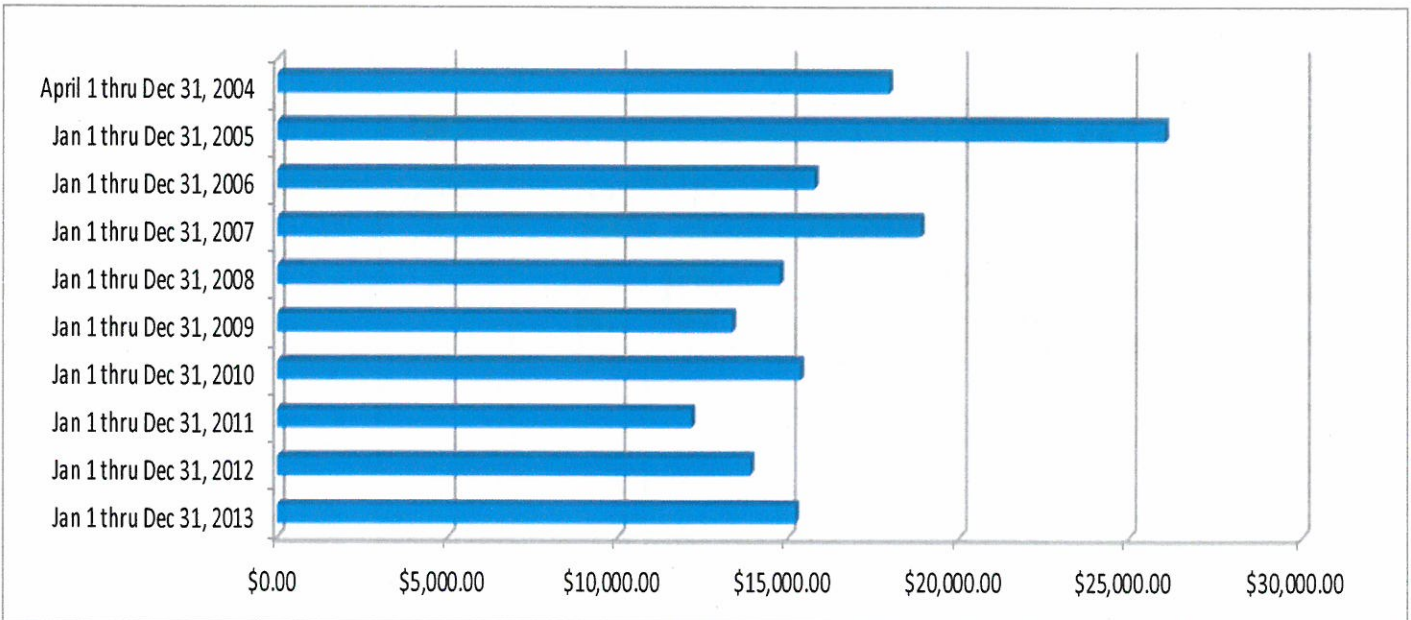
The Beaver County Planning Commission is required by the *Pennsylvania Municipal Planning Code Act of 1968, P.L. 805, No. 247, as amended, Article V* to review land development plans prior to municipal approval. The definition in the MPC for land developments is as follows:

“Land development,” any of the following activities:

- (1) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
 - (a) A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
 - (b) The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
- (2) A subdivision of land.
- (3) Development in accordance with section 503(1.1).

Plan Review Fees

The Beaver County Planning Commission began a fee collection for the review of subdivision and land development plan submittals in March of 2004. The chart below indicates the amount collected to the end of 2013, and averages about \$16,998.13 a year. The base fee was increased in April 2008 to \$75.00. The total amount collected from April 1, 2004, to December 31, 2013, was \$163,182.00

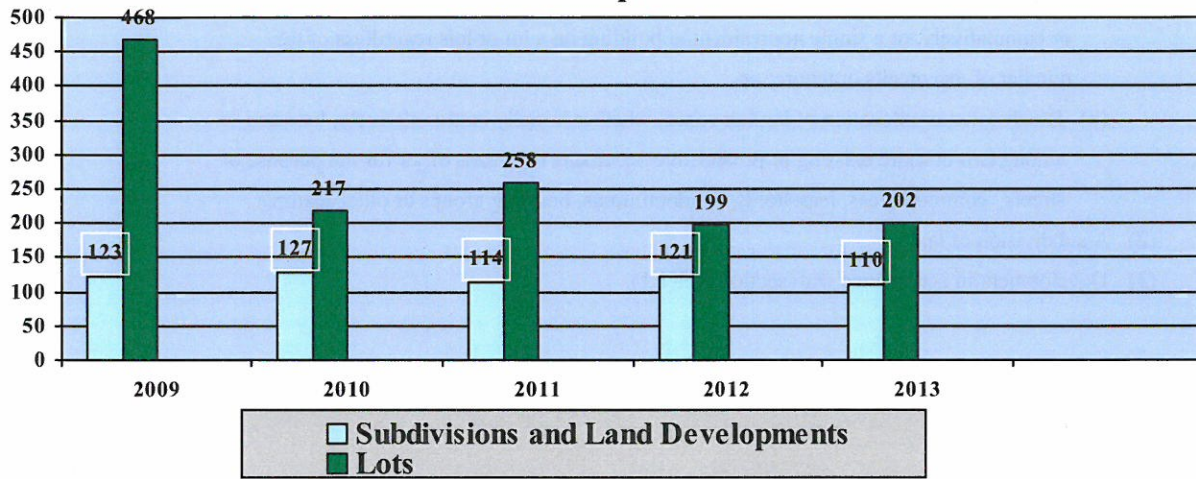




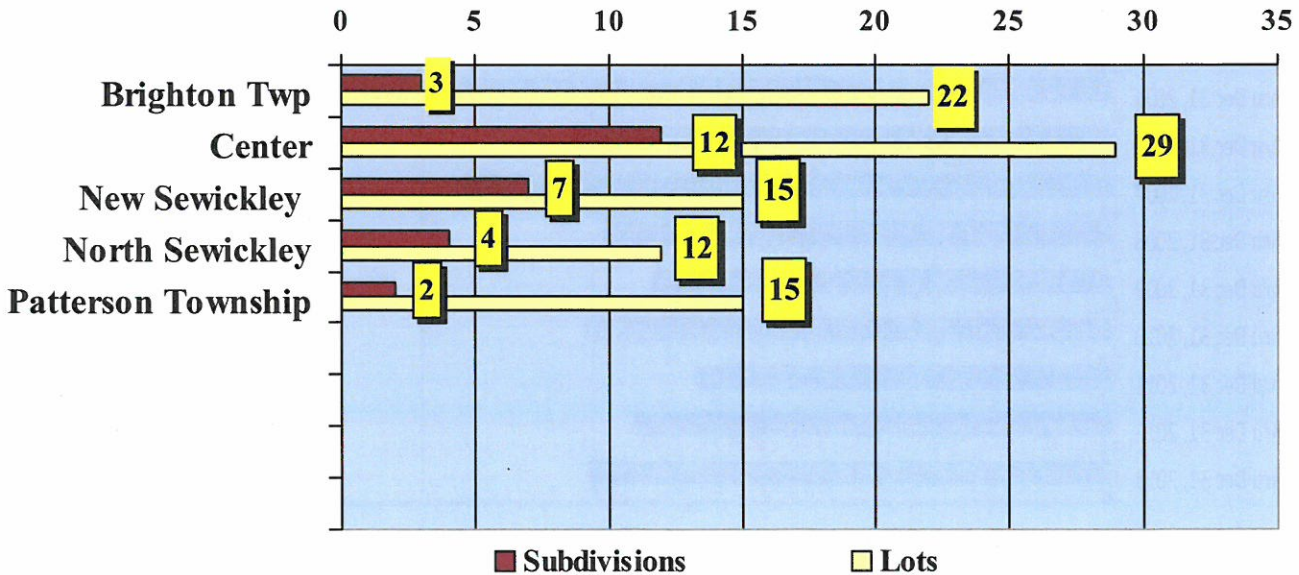
Summary

The Beaver County Planning Commission reviewed 110 subdivision and land development submittals during 2013. Of the submittals, 30 were minor subdivisions (two or less lots, lot line adjustments); 45 were major subdivisions (3+ lots); and 35 land developments (multi-family or non-residential). Lots created or proposed for development numbered 202. A total of 9,253.49 acres were affected.

5-Year Comparison



The municipality with the most lots was Center Township with 29. Brighton Township was second with 22 lots. New Sewickley and Patterson Townships were tied for third with 15 lots. North Sewickley Township was fourth with 12 lots.

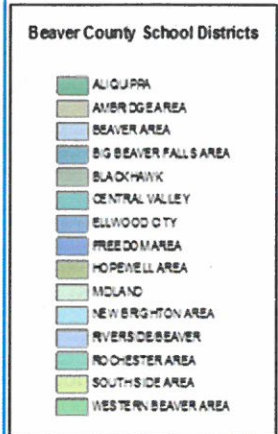




Subdivisions and Land Developments

Beaver County School Districts

School District	Lots	Acres
Aliquippa	0	0
Ambridge Area	19	98.65
Beaver Area	28	38.65
Big Beaver Falls Area	4	551.56
Blackhawk Area	32	9035.90
Central Valley Area	37	625.66
Ellwood City (BC)	0	0
Freedom Area	15	157.67
Hopewell Area	18	124.13
Midland	2	0.26
New Brighton Area	9	112.17
Riverside Beaver Co.	23	233.46
Rochester Area	6	20.50
South Side Area	4	196.88
Western Beaver Area	5	70.72
Total	202	11,266.21



Ambridge School District Sr. High School

A breakdown of lots proposed and acres affected by each school district is shown here. The number of lots proposed does not necessarily mean that the lots will be developed; therefore, the actual impact of the subdivisions on the local school districts cannot be accurately determined. A large percentage of the subdivisions submitted were minor subdivisions (two lots or less) that generally have little effect on school enrollment.



Subdivisions and Land Developments

Aliquippa City

Verizon Wireless Aliquippa DT Cell Site LD

Ambridge Borough

Dollar General Retail Store LD

Beaver Borough

TOD Real Estate Enterprises LLC LD

Beaver Falls City

Geneva College—New Observatory & Storage Shed LD

McCarl's Inc. LD

Tiger Pause Youth Ministry LD

Big Beaver Borough

Pitt International Race Complex LD (Pitt Race)

Center Township

Central Valley School District Wellness Center LD

Stoney Ridge Development LD

Brodhead North Commons LD

Brodhead Garden Apts LD

Chippewa Township

Laurel Hollow LD

Arcadia Gymnastics & Fitness Center LD

Daugherty Township

Daugherty Twp LD

Harmony Township

Wright Chevrolet Buick LD

Beemac Fueling Station LD

Wright Chevy Ambridge Commercial LD

Hopewell Township

Bet-Tech Industrial Park Lot 3 Preliminary. & Final Plans LD

South Beaver Township

PGC Well Pad LD

PGC Timber Harvest LD

Kirkwood Well Pad LD

Hodgdon Pad LD

Dominion Transmission LD

AT&T LTE Self Support Tower LD

Blackhawk Golf Course First Tee LD

American Transition Systems Inc. LD

North Beaver Pipeline LD

Rolling Acres Gathering Line, Well Connect & Maga Well Connect LD

Brush Run United Methodist Church Picnic Pavilion LD

Bluestone to Sunoco Pipeline LD

Christ Presbyterian Church LD

Subdivisions and Land Developments by Municipality for 2013

<i>Municipality</i>	<i>Subdivisions</i>	<i>Lots</i>	<i>Acres</i>	<i>Land Developments</i>	<i>Existing Acres</i>	<i>Developed Acres</i>
City of Aliquippa	0	0	0	1	NA	NA
Ambridge Borough	2	5	23.70	1	0.40	0.20
Baden Borough	1	2	8.68	0	0	0
Beaver Borough	1	2	0.19	1	0.55	0.07
City of Beaver Falls	0	0	0	3	7.67	0.13
Big Beaver Borough	2	4	9.25	1	423.50	111.00
Bridgewater Borough	0	0	0	0	0	0
Brighton Township	3	22	37.19	0	0	0
Center Township	12	29	194.51	4	218.84	1.17
Chippewa Township	6	9	98.18	2	4.67	0.89
Conway Borough	0	0	0	0	0	0
Darlington Borough	0	0	0	0	0	0
Darlington Township	3	6	46.60	0	0	0
Daugherty Township	3	9	109.17	1	3	0
East Rochester Borough	0	0	0	0	0	0
Eastvale Borough	0	0	0	0	0	0
Economy Borough	6	11	30.22	0	0	0
Ellwood City Borough	0	0	0	0	0	0
Fallston Borough	0	0	0	0	0	0
Frankfort Springs Borough	0	0	0	0	0	0
Franklin Township	5	11	123.68	0	0	0
Freedom Borough	0	0	0	0	0	0
Georgetown Borough	0	0	0	0	0	0
Glasgow Borough	0	0	0	0	0	0
Greene Township	0	0	0	0	0	0
Hanover Township	2	4	196.88	0	0	0
Harmony Township	1	1	8.33	4	20.91	6.19
Homewood Borough	0	0	0	0	0	0
Hookstown Borough	0	0	0	0	0	0
Hopewell Township	1	12	0.87	1	28.02	0.36

**Subdivisions and Land Developments**

<i>Municipality</i>	<i>Subdivisions</i>	<i>Lots</i>	<i>Acres</i>	<i>Land Developments</i>	<i>Existing Acres</i>	<i>Developed Acres</i>
Independence Township	1	2	46.26	0	0	0
Industry Borough	0	0	0	0	0	0
Koppel Borough	0	0	0	0	0	0
Marion Township	0	0	0	0	0	0
Midland Borough	1	2	0.26	0	0	0
Monaca Borough	1	2	0.46	0	0	0
New Brighton Borough	0	0	0	0	0	0
New Galilee Borough	0	0	0	0	0	0
New Sewickley Township	7	15	157.67	0	0	0
North Sewickley Township	4	12	109.78	0	0	0
Ohioville Borough	2	5	70.72	0	0	0
Patterson Heights Borough	0	0	0	0	0	0
Patterson Township	2	15	3.83	0	0	0
Potter Township	3	6	210.67	0	0	0
Pulaski Township	0	0	0	0	0	0
Raccoon Township	1	4	48.61	0	0	0
Rochester Borough	0	0	0	0	0	0
Rochester Township	2	6	20.50	0	0	0
Shippingport Borough	0	0	0	0	0	0
South Beaver Township	1	2	105.59	16	8,545.93	230.28
South Heights Borough	0	0	0	0	0	0
Vanport Township	2	4	0.63	0	0	0
West Mayfield Borough	0	0	0	0	0	0
White Township	0	0	0	0	0	0
Total	75	202	1,662.43	35	9,253.49	350.29

Subdivisions and Land Developments = 110Subdivision Acreage and Land Development Acreage 11,266.21 Acres

2013 Building Permits**2013 BUILDING PERMITS**

DISTRICT	S.F. RESID.	CONSTR. COST	COMM'L/ IND'L	CONSTR. COST	IMPR.	DEMOL	TOTAL PERMITS	TOTAL COST
01-07 CITY OF BEAVER FALLS	0	\$ -	7	\$ 1,677,500	31	8	46	\$ 1,998,500
08 CITY OF ALIQUIPPA		NONE	RECEIVED					\$ -
09-12 AMBRIDGE BORO	0	\$ -	2	\$ 18,000	9	0	11	\$ 154,800
13 BADEN BORO		NONE	RECEIVED					\$ -
14-16 BEAVER BORO	4	\$ 1,008,300	4	\$ 386,950	35	0	43	\$ 1,907,350
17 BRIDGEWATER BORO	0	\$ -	1	\$ -	1	1	3	\$ 10,000
18 CONWAY BORO	2	\$ 489,000	0	\$ -	23	4	29	\$ 716,600
19 DARLINGTON BORO		NONE	RECEIVED					\$ -
20 EAST ROCHESTER BORO		NONE	RECEIVED					\$ -
21 EASTVALE BORO		NONE	RECEIVED					\$ -
22 ELLWOOD CITY BORO	0	\$ -	2	\$ 70,000	4	0	6	\$ 97,000
23 FALLSTON BORO	0	\$ -	1	\$ 70,000	3	1	5	\$ 104,500
24 FRANKFORT SPRING BORO		NONE	RECEIVED					\$ -
25-27 FREEDOM BORO	0	\$ -	0	\$ -	7	0	7	\$ 21,600
28 GEORGETOWN BORO	1	\$ 145,000	0	\$ -	0	0	1	\$ 145,000
29 GLASGOW BORO		NONE	RECEIVED					\$ -
30 HOMEWOOD BORO		NONE	RECEIVED					\$ -
31 HOOKSTOWN BORO		NONE	RECEIVED					\$ -
32 KOPPEL BORO		NONE	RECEIVED					\$ -
33 MIDLAND BORO	0	\$ -	3	\$ 84,600	10	0	13	\$ 159,600
34-38 MONACA BORO		NONE	RECEIVED					\$ -
39-43 NEW BRIGHTON BORO	1	\$ 90,000	7	\$ 315,000	17	11	0	\$ 572,100
44 NEW GALILEE BORO		NONE	RECEIVED		1			\$ 50,000
45 PATTERSON HEIGHTS BORO		NONE	RECEIVED					\$ -
46-49 ROCHESTER BORO	1	\$ 108,000	2	\$ 50,000	11	5	19	\$ 253,250
50 SHIPPINGPORT BORO		NONE	RECEIVED					\$ -
51 SOUTH HEIGHTS BORO		NONE	RECEIVED					\$ -
52 WEST MAYFIELD BORO	0	\$ -	1	\$ 200,000	3	0	4	\$ 232,000
53 BIG BEAVER BORO	1	\$ 48,500	5	\$ 191,250	21	1	28	\$ 520,350
54 VANPORT BORO	0	\$ -	1	\$ 27,500	4	0	5	\$ 36,200
55 BRIGHTON TWP	56	\$ 9,652,500	9	\$ 1,760,000	43	1	109	\$ 11,811,900
56 CENTER TWP	11	\$ 2,269,400	14	\$ 7,172,500	62	6	93	\$ 10,480,800
57 CHIPPEWA TWP	27	\$ 6,124,500	9	\$ 1,901,900	73	5	114	\$ 9,827,600
58 DARLINGTON TWP	2	\$ 55,500	0	\$ -	12	1	15	\$ 471,200
59 DAUGHERTY TWP	2	\$ 800,000	1	\$ 2,100,000	36	2	41	\$ 3,391,000
60 ECONOMY BORO	46	\$ 8,445,100	5	\$ 30,165,900	116	2	169	\$ 40,584,900
61 FRANKLIN TWP	5	\$ 450,700	1	\$ 220,000	15	1	22	\$ 1,054,400
62 GREENE TWP	12	\$ 1,400,300	0	\$ -	27	3	42	\$ 1,886,300
63 HANOVER TWP	8	\$ 1,143,900	0	\$ -	1	0	9	\$ 1,144,000
64 HARMONY TWP		NONE	RECEIVED					\$ -
65 HOPEWELL TWP	8	\$ 1,513,500	5	\$ 216,500	33	5	51	\$ 2,263,650
66 INDEPENDENCE TWP		NONE	RECEIVED					\$ -
67 INDUSTRY TWP	0	\$ -	3	\$ -	13	0	16	\$ 21,400
68 MARION TWP		NONE	RECEIVED					\$ -
69 NEW SEWICKLEY TWP	4	\$ 688,900	9	\$ 959,800	66	6	85	\$ 2,955,200
70 NORTH SEWICKLEY TWP	5	\$ 1,222,950	8	\$ 568,000	41	1	55	\$ 2,487,900
71 OHIOVILLE BORO	0	\$ -	0	\$ -	1	0	1	\$ 4,500
72 PATTERSON TWP	0	\$ -	0	\$ -	12	0	12	\$ 243,800
73 POTTER TWP	4	\$ 769,500	0	\$ -	0	0	4	\$ 769,500
74 PULASKI TWP	0	\$ -	3	\$ 898,900	5	3	11	\$ 972,225
75 RACCOON TWP	0	\$ -	0	\$ -	16	2	18	\$ 215,700
76 ROCHESTER TWP		NONE	RECEIVED					\$ -
77 SOUTH BEAVER TWP	5	\$ 747,450	0	\$ -	17	0	22	\$ 1,081,350
78 WHITE TWP	0	\$ -	0	\$ -	2	1	3	\$ 21,725
TOTALS	205	\$ 37,173,000	103	\$ 49,054,300	771	70	1112	\$ 98,667,900

**Building Permits—Top 5's****SINGLE FAMILY**

Brighton Twp	56
Economy Boro	46
Chippewa Twp	27
Greene Twp	12
Center Twp	11

COMMERCIAL/INDUSTRIAL

Center Twp	14
New Sewickley Twp	9
Brighton Twp	9
Chippewa Twp	9
North Sewickley Twp	8

TOTAL PERMITS

Economy Boro	169
Chippewa Twp	114
Brighton Twp	109
Center Twp	93
New Sewickley Twp	85

VALUE

Economy Boro	\$40,584,900.00
Brighton Twp	\$11,811,900.00
Center Twp	\$10,480,800.00
Chippewa Twp	\$ 9,827,600.00
Daugherty Twp	\$ 3,391,000.00

NOTE: Disclaimer

This information has been compiled from reports made to the Beaver County Assessment Office by the 54 municipalities pursuant to the Fourth through Eighth Class Assessment Law. Although deemed as reliable information, the Beaver County Assessment Office cannot certify to the accuracy of such information.



PENNVEST

The *Pennsylvania Infrastructure Investment Authority* (PENNVEST) was established in 1988 as a revolving fund to improve the state's deteriorating infrastructure. This fund is available to help communities finance sewage and water system projects and is usually awarded in the form of low-interest loans.

During 2013, the Beaver County Planning Commission did not receive any applications for review and comment.

Community Development Program of BC Program

CDBG Funded Sewer & Water Projects — FY 2013—2 Funded Projects (July 2013)

- Conway Boro Center St. Water Line Replacements
- East Rochester Storm Sewers (Lyon Ave., 5th St., & Linton Ave)

Water Allocation Application

During 2013, the Beaver County Planning Commission did not receive any Water Allocation Applications for review and comment.



Act 537 Sewage Facility Plan Revisions

The *Pennsylvania Sewage Facilities Act 537, as amended* was enacted on January 24, 1966, to correct existing sewage disposal problems and prevent future problems. To meet this objective, the Act requires proper planning in all types of sewage disposal situations. Local municipalities are largely responsible for administering the Act 537 Sewage Facilities Program. To assist local municipalities in fulfilling this responsibility, the Department of Environmental Protection (DEP) provides technical assistance, financial assistance, and oversight. In 2013, the BCPC reviewed eight (8) Act 537 Sewage Facilities Plan Revisions listed below.

<u>Municipality</u>	<u>Applicant</u>	<u>Descriptions</u>
Ambridge Boro	Northern Ambridge Subdiv P1	Northern Ambridge Subdivision Plan. A planned commercial development to generate approximately an additional 5,000 gallons per day into the system equivalent to 12.5 EDUs to be treated by the Ambridge Municipal Authority's treatment facility.
Ohioville Boro	Donna J. Barrett	Donna J. Barrett Subdivision #1 for the installation of one individual holding tank for sewage on a 1.01 acre parcel of a two-lot subdivision consisting of 6.37 acres.
Ambridge Boro	New Economy Business Park	New Economy Business Park Plan of Lots—Revision No. 2, a planned commercial development to generate 400 gallons per day (gpd) from two parcels with a total projected flow of 800 gpd or 2 EDUs to be treated by the Ambridge Municipal Authority's treatment facility.
Darlington Twp	Frederick Plan	Allow for on-lot disposal of sewage to occur on a two-lot subdivision of 25.25 acres.
Big Beaver Boro	Pittsburgh International Race Complex	Pittsburgh International Race Complex—Sewage Facilities Planning Module—Component 3 To abandon its existing holding tanks and construct a gravity collection/conveyance wastewater system that will eventually tie into the existing Big Beaver Municipal Authority.
Hopewell Twp	Bet-Tech	Bet-Tech Industrial Park Lot 3 to install a grinder pump and force main to connect with a private sanitary sewer line that conveys sewage flows to the Aliquippa Sewage Treatment Plant.
*Various Areas	Rochester Area Joint Sewer Authority	Act 537 Official Sewage Plan Update (*Rochester, East Rochester, Freedom & New Sewickley)
New Sewickley	Connor Teets P1 #1	Connor Teets Plan of Subdivision #1 for an on-lot conventional sand mound system for a single family residence to be installed on a 5.07 acre parcel of a three-lot subdivision of 7.27 acres.

Agricultural

The *Agricultural Security Law (Act of June 30, 1981, P.L. 128, No. 43, as amended)* allows municipalities to create Agricultural Security Areas (ASA) when petitioned by farmers committing a minimum of 250 acres and meeting minimum acreage size. An ASA provides the landowner with additional protection from changes in surrounding land uses that could restrict his ability to farm successfully, such as complaints from adjacent residential subdivisions, condemnation by government and/or public utilities and assessments for new sewer and water lines running by his property. It does not restrict the farmer's ability to sell his land for development. A municipality must submit the proposals to the County Planning Commission for review and comment prior to creating an Agricultural Security Area, the state-mandated, Seven-Year Review of its ASA, and any proposed additions/deletions between and during the mandated seven-year reviews. In 2013, no Agricultural Security Areas were submitted for review.

Agricultural Conservation Easement — An interest in land, less than fee simple, which interest represents the right to prevent the development or improvement of a parcel for any purpose other than agricultural production. The easement may be granted by the owner of the fee simple to any third party or to the Commonwealth, to a county governing body or to a unit of local government. It shall be granted in perpetuity as the equivalent of covenants running with the land. The exercise or failure to exercise any right granted by the easement shall not be deemed to be management or control of activities at the site for purposes of enforcement of the act of October 18, 1988 (P.L. 756, No. 108), known as the "Hazardous Sites Cleanup Act." The chart on the next two pages shows a summary of Agricultural Conservation Easements (ACE) purchased by each county since the Program started in 1988.



PA DEPARTMENT OF AGRICULTURE
Summary of Agricultural Conservation Easements by County - 10/10/13

County	Number of Farms	Number of Acres	Purchase Price	Average Price/Acre
Adams	148	20,032	35,364,742	1,765
Allegheny	24	2,561	16,295,024	6,363
Armstrong	4	370	684,511	1,850
Beaver	23	2,346	5,964,018	2,542
Bedford	15	2,845	1,818,422	639
Berks	659	66,116	139,149,286	2,105
Blair	43	6,251	5,912,270	946
Bradford	10	2,530	1,980,049	783
Bucks	135	12,006	106,426,765	8,865
Butler	41	4,558	14,425,073	3,165
Cambria	12	2,063	2,204,139	1,069
Carbon	19	1,404	3,282,363	2,338
Centre	40	6,414	13,611,605	2,122
Chester	249	22,463	125,690,996	5,595
Clinton	23	2,365	2,323,581	983
Columbia	34	3,707	3,526,555	951
Crawford	4	894	893,883	1,000
Cumberland	129	15,518	40,741,949	2,625
Dauphin	151	14,679	20,275,644	1,381
Delaware	2	198	2,678,360	13,527
Erie	55	6,892	12,345,630	1,791
Fayette	19	2,094	2,286,591	1,092
Franklin	122	15,994	30,181,873	1,887
Fulton	4	239	637,362	2,671
Greene	3	321	264,544	824
Huntingdon	6	691	956,309	1,384
Indiana	8	810	1,420,940	1,754
Juniata	17	2,245	1,489,283	663



PA DEPARTMENT OF AGRICULTURE
Summary of Agricultural Conservation Easements by County - 10/10/13

County	Number of Farms	Number of Acres	Purchase Price	Average Price/Acre
Lackawanna	52	4,361	7,626,957	1,749
Lancaster	740	63,905	161,260,626	2,523
Lawrence	22	2,281	2,411,259	1,057
Lebanon	145	16,954	28,500,038	1,681
Lehigh	252	20,969	65,806,255	3,138
Luzerne	26	2,570	6,998,103	2,723
Lycoming	66	8,383	7,802,660	931
Mercer	44	7,500	5,997,342	800
Mifflin	19	2,137	2,343,661	1,097
Monroe	105	7,254	21,153,537	2,916
Montgomery	143	8,801	101,320,967	11,513
Montour	12	921	781,056	848
Northampton	132	12,899	54,417,757	4,219
Northumberland	18	2,147	2,582,409	1,203
Perry	48	7,815	5,669,739	725
Pike	2	210	584,164	2,788
Potter	7	1,136	821,615	723
Schuylkill	94	10,100	11,079,256	1,097
Snyder	21	2,320	2,927,628	1,262
Somerset	9	1,080	2,124,850	1,967
Sullivan	7	649	680,179	1,047
Susquehanna	30	6,077	5,049,104	831
Tioga	13	1,909	1,767,679	926
Union	71	7,366	8,959,598	1,216
Warren	2	310	294,652	951
Washington	28	4,587	7,857,547	1,713
Wayne	42	5,293	6,357,233	1,201
Westmoreland	84	11,358	23,431,700	2,063
Wyoming	9	1,388	1,405,682	1,013
York	249	38,802	67,518,178	1,740
Grand Total	4,491	480,089	1,208,363,196	2,517

**Projects for Review and Comment (Endorsement/Consistency Letters)**

During 2013, 67 projects were submitted to the Planning Commission for endorsement/consistency review.

<u>Month</u>	<u>Applicant/Project Name/Description</u>	<u>Location</u>
January	Traditions of America	Economy Boro & New Sewickley
January	Replacement of Lancaster Road Bridge	Franklin Twp
January	Replacement of Koppel Bridge	Koppel Boro & North Sewickley
January	Brodhead Garden Apts	Center Twp
February	Rosenberger Land Co.—1862 Ridge Road Ext. Fill Site	Economy Boro
February	Wal-Mart Supercenter	Economy Boro
February	PSU Beaver Admin Parking Lot	Center Twp
March	PennDOT—SR 1019, Segment 0030, Offset 0000	New Sewickley Twp
March	Wal-Mart Supercenter	Economy Boro
March	Norwood Drive Slide Repair	Big Beaver Boro
March	Bettors Real Estate Holdings, LP (2 Townhouses, parking, access road, etc)	Center Twp
April	Proposed Dollar General—808 Mercer Road	North Sewickley Twp
April	Northern Ambridge Retail Center	Ambridge Boro
April	BC CED—Route 18 Corridor Analysis	Multiple
April	Wright Chevrolet	Harmony Twp
April	Economy Boro—DCNR C2P2 Grant (Equipment for their Municipal Park)	Economy Boro
April	Brighton Twp—DCNR C2P2 Grant (Trail & Greenway Plan)	Brighton Twp
April	Monaca Boro—DCNR C2P2 grant—Antoline Park Rehab—Phase I	Monaca Boro
April	Aliquippa Tin Mill Redevelopment Project	Aliquippa City
May	First Energy Bruce Mansfield Power Station—Dewatering Facility	Shippingport Boro
May	Community Park Playground Enhancement Project	Ohioville Boro
May	Maronda Homes—Clairmont Manor	Hopewell Twp
May	PA Resources Council Inc.—Jay Jackson & Dave Anderson—compost on farms	Darlington Twp
May	Utica Gas Serv LLC—Rolling Acres Gathering Line & Maga Well Connect Pipeline Project	Chippewa & South Beaver Twps.
May	Ambridge Borough—Walter Panek Park Rehab—DCNR Grant	Ambridge Boro
June	Beaver Valley Slag, Inc.	Hopewell Twp
June	Chippewa Veteran's Park	Chippewa Twp
June	Laurel Hollow Residential Land Development	Chippewa Twp
July	Utica Gas Serv—Rolling Acres Gathering Line & Well Connect & Maga Well Connect Pipeline Project	South Beaver & Chippewa Twps
July	West View Mun Auth—BC River Intake & Raw Water Transmission Main—Penn Works Application	Baden Boro & Economy Boro
July	Zarnich Property	Rochester Twp
July	American Transmission Systems, Inc.—Bruce Mansfield—Glenwillow 345kV Transmission Line	Multiple locations
July	FirstEnergy Generation LLC (Bruce Mansfield Dewatering Plant)	Shippingport Boro
July	Range Resources Appalachia, LLC—Seibel Well Site	Independence Twp
July	The Zelenople Airport Authority	Franklin Twp
July	Blackhawk Culvert Replacement Project	South Beaver Twp
July	CDBG—FY 2013 Funded Projects: 1) Conway Boro Center St. water line replacement, 2) East Rochester Storm Sewers (Lyon Ave., 5th St., & Linton Ave)	Conway & East Rochester
Aug	MarkWest Liberty Midstream & Resources, LLC—Seibel to Smith Pipeline	Independence Twp
Aug	Pittsburgh International Race Complex	Big Beaver Boro
Aug	BC Conservation District—Brush Creek Streambank Stabilization Project (2)	Marion & New Sew Twps
Aug	North Sewickley Twp Water Auth.—Vista Lane Culvert Replacement Project	North Sewickley Twp
Aug	Darlington Lake NW/County School East Project	Darlington Twp/Big Beaver Boro
Aug	Pennko Properties LLC—Chippewa Heights Plan	Chippewa Twp
Aug	MarkWest Liberty —Bluestone to Sunoco Pipeline	Various areas in BC
Aug & Sept	Speedway LLC—Store # 100225	Harmony Twp
Aug	Laurel Capital Corporation	Potter Twp



<u>Month</u>	<u>Applicant/Project Name/Description</u>	<u>Location</u>
Sept	MarkWest Liberty Midstream and Resources, LLC—Krivickas to Smith Pipeline	Hanover Twp
Sept	Steffin Hill Sanitary Sewer Replacement	Patterson & White Twp
Sept	Municipal Authority of Baden Boro—WWTP Stream Bank Rehab (Tevebaugh Rd)	Baden Boro
Sept	Chesapeake Energy—ESCGP 2 Major Modification—Liberato Pad A & Impoundment	Ohioville Boro
Sept	Chesapeake Energy—Maga Pad A—Major Modification	Chippewa Twp
Sept	PA Turnpike Comm—Beaver Ridge Bridge Replacement—* North Sewickley, Big Beaver & Homewood	* see previous column
Sept	PennDOT—SR 4034 Wolf Run Road Bank Stabilization	Industry Boro
Oct	Moninger Gas Well Project— B3 Pad	New Sewickley Twp
Oct	MarkWest Liberty—Ziolkowski to Smith Pipeline Project	Independence Twp
Oct	National Fuel Gas Supply Corp	Hopewell & Center Twps
Oct	Arcadia Gymnastics & Fitness Center	Chippewa Twp
Oct	Holly Hill (Existing sewage treatment plant)	New Sewickley Twp
Oct	Whispering Pines Phases II & III	Economy Boro
Nov	FilterFab Manufacturing Corp	Industry Boro
Nov	Mariner West Project	Independence Twp
Nov	PennEnergy Resources., LLC— B4 Well Pad	Marion Twp
Nov	Shippingport Boro Water Storage Tank Improvements—THM & Rechlorination Treatment Installation	Shippingport Boro
Nov	West View Mun Authority—Baden Boro	Baden Boro
Dec	Big Knob Grange NPDES— New Sewickley	New Sewickley
Dec	Monaca Borough NPDES Renewal—Monaca Borough	Monaca Borough
Dec	Penn Energy Resources LLC	Marion and New Sewickley

Permit Application Notifications

The *Pennsylvania Department of Environmental Protection (Act 14, as amended)* requires that all applicants for non-mining environmental permits give written notice to each municipality in which they are located. These notices are forwarded to the County Planning Commission for review. In 2013, the Beaver County Planning Commission received and reviewed a total of 179 notifications.

<u>Type of Permit Application</u>	<u>Quantity</u>
<i>Air Quality Permits</i>	11
<i>Encroachment Permits</i>	29
<i>Mining Activity Permits</i>	-
<i>NPDES Permits</i>	63
<i>Oil & Gas Permits</i>	20
<i>Railroad Permits</i>	5
<i>Solid Waste Permits (residual/municipal, etc)</i>	34
<i>Water Quality Permits</i>	3
<i>Water Management Plan/Withdrawal Plan Permits</i>	6
<i>Water Supply</i>	1
<i>Other</i>	7
Total Permits	179



Solid Waste (Municipal, Residual, and Hazardous Waste)

Permit applications for the operation of solid waste storage, treatment, processing and disposal facilities are subject to review by the County Planning Commission pursuant to **Section 504 of the Solid Waste Management Act of 1980, as amended**. For 2013, the Planning Commission received 11 solid waste permit applications for comment.



APPLICANT	LOCATION	PROJECT DESCRIPTION
FirstEnergy Generation (4)	Greene Twp.	For Central Geotube 2012-3 at Little Blue Run Disposal Impoundment Permit Modification to construct and operate a CCB Disposal Facility Minor Permit Modification to revise closure plan for Little Blue Run Major Permit Modification to revise closure plan for Little Blue Run
FirstEnergy Generation	Shippingport	Permit for beneficial use of low permeability cementitious (LPC) material for use as construction material
Beaver Valley Slag, Inc. (2)	Aliquippa	General Beneficial Use Permit for use of excess industrial water supply General Beneficial Use Permit for use of blast furnace slag as construction material
Babcock & Wilcox	Big Beaver and Koppel	Renewal of Post-Closure Permit for B & W Koppel EAF Dust Hazardous Waste Landfill
Joseph J. Brunner, Inc. (2)	New Sewickley Twp.	Minor Permit Modification—Base Grade and Final Elevation Revisions Permit Renewal
Siemens Industry, Inc. (3)	Darlington Twp.	Permit Renewal Minor Permit Modification Class 1 Modification for installation of Scrubber Water Solids Removal System
Nexeo Solutions, LLC	Freedom	Hazardous Waste Facility Permit Modification



Project Status Reports

The Beaver County Planning Commission presents a project status report to provide updates to the Planning Commission Board at its regular monthly meeting in order to maintain accurate lines of communication and monitor progress relative to the administration of grants.

Beaver County and Lawrence County Shared Greenways and Environmental Planner

The County Shared Greenways and Environmental Planner handles the Grant Administration and Environmental and Trail Planning in Beaver County. The County shared Greenways and Environmental Planner continues to support municipalities on multiple planning efforts.

E-library

E-library is a service of the Commonwealth of Pennsylvania that provides municipal comprehensive plans, zoning ordinances, subdivision and land development ordinances and other municipal ordinances over the internet for viewing by the public. The Beaver County Planning Commission collects and provides copies of these documents to the Commonwealth for inclusion on the E-library web page. E-Library receives all documents on a quarterly basis. www.elibrary.state.pa.us

Floodplain Maps

The BCPC received the preliminary maps in March 2010, and is currently working with local municipalities to prepare for implementation once the new maps become effective. The BCPC continues to work with FEMA, DCED, and municipalities until the effective date of the maps is announced.

Transportation Planning

The Beaver County Planning Commission has a limited role in transportation planning. However, Planning Commission staff does participate in the Regional Freight Form and Pedestrian and Bicycles meetings at the Southwestern Pennsylvania Commission Agency in Pittsburgh.



Census 2010

Census information is available on the three websites listed below:

www.census.gov

www.pasdc.hbg.psu.edu

www.spcregion.org

The Beaver County Planning Commission was successful in assisting the Census Bureau with help completing the 2010 Census for Beaver County. *The information is available online as well as in hardcopy from the Beaver County Planning Commission office.*

Municipal Separate Storm Sewer Systems (MS4)

Each year since 2003, the Department of Environmental Protection (DEP), through the *Stormwater Management Act*, requires municipalities with Municipal Separate Storm Sewer Systems (MS4) to apply for NPDES discharge permits. This addresses issues involving groundwater contamination in the waters of the Commonwealth of Pennsylvania. Beaver County along with thirty-three municipalities are required annually to:

- *Inspect and conduct tests on the county/municipal-owned outflows*
- *Prepare a yearly report to DEP*
- *Publish an annual public notice to its citizens concerning protection of stormwater*

In 2007, the Beaver County Planning Commission prepared the joint publication of the required notice for all the MS4 municipalities that are within or that serve Beaver County. The BCPC coordinated this effort with each municipality paying its prorated portion of the advertisement cost.

In 2013, twenty-nine mandated communities participated in the joint ad.

Countywide ACT 167 Stormwater Management Plan

In 2009, Beaver County retained Kimball and Associates to complete Phase 1 of a countywide Stormwater Management Plan. The plan is funded seventy-five percent by the Department of Environmental Protection (DEP) under the Stormwater Management ACT 167. Phase 1 was completed in 2010, and submitted to DEP for comments. DEP has requested the document be revised to include implementation of the document even though no state funds will be available for implementation of Phase 2. The County and DEP are currently working to complete the requested changes.

Marcellus Shale

Marcellus Shale is a unit of marine sedimentary rock found in eastern North America. Named for a distinctive outcrop near the village of Marcellus, New York in the United States, it extends throughout much of the Appalachian Basin. The shale contains largely untapped natural gas reserves, and its proximity to the high-demand markets along the East Coast of the United States makes it an attractive target for energy development.



Picture of a completed well site

For the year 2013, Beaver County received seventeen Act 14 notifications related to gas drilling. The breakdown is as follows: seven under the category of wellpad, access road and freshwater impoundment, and ten for gas line.



Marcellus Shale



*Marcellus Shale Well site completed
Powell BEA Pad A in South Beaver Township*

Chesapeake Energy Tour

In April of 2013, the Beaver County Planning Commission was invited by Chesapeake Energy to tour a gas well drilling site in South Beaver Township, Beaver County.





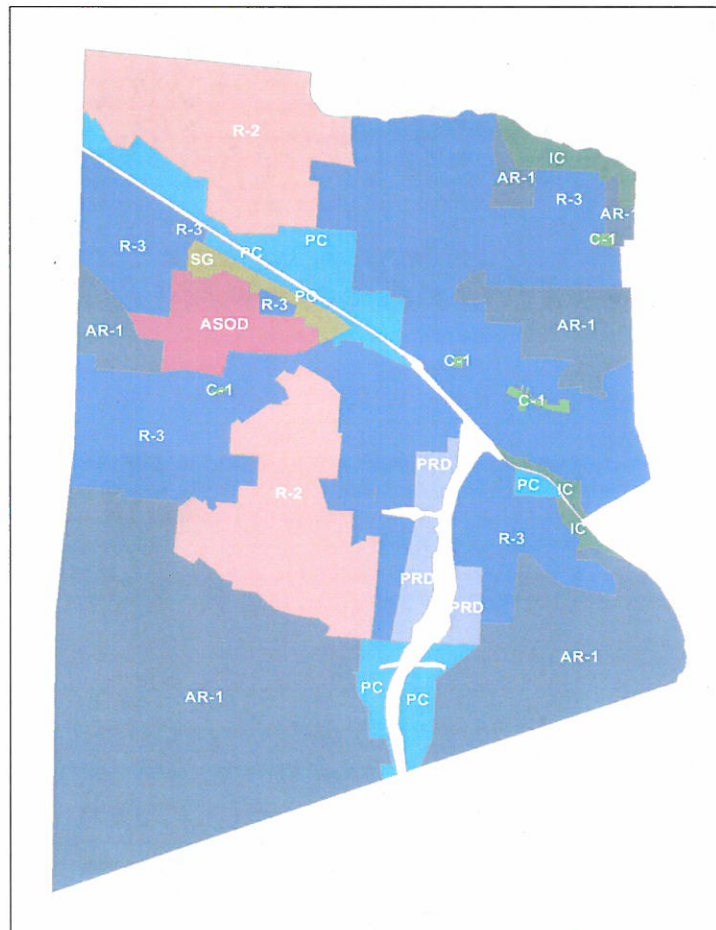
Chesapeake Energy Tour



Geographic Information System (G.I.S.) Activities

The *GIS System* is used to support planning-related activities and to support activities in other county departments as well as the Redevelopment Authority and the Agricultural Land Preservation Program. In 2013, the Beaver County Board of Commissioners hired an Associate Planner and GIS Coordinator.

The Beaver County GIS is available online at <http://www.beavercountypa.gov/node/143> under resources GIS Portal. The county agencies, along with Baker Engineering and ESRI staff are working cooperatively to make sure the system functions at full capacity to meet the unique needs of each office.



The Photo above shows a Chippewa Township Zoning Map prepared by Beaver County Planning Commission GIS staff



Economic Development

The Beaver County Planning Commission reviews land developments for the County. The following photographs show examples of completed land developments, those under construction, or proposed sites.

Center Township



Hotel under construction in Center Township

Darlington Township



Darlington Court



Economic Development

Economy Borough



Wal-Mart Supercenter under construction

Economic Development

Economy Borough



Economy Way and Route 65 upgrade



Beaver County Funding Seminar

On October 29, 2013, the Beaver County Board of Commissioners, through the Beaver County Planning Commission, sponsored a funding seminar. The purpose of the Seminar was to insure that municipal and non - profit organizations would be aware of funding sources available through several State and county agencies. Below are the contact information and program slides from the powerpoint presentations shown during the seminar.

DCED

> ready > set > succeed

Contact information

- Cindy Gormley
- cgormley@pa.gov
- 412-770-9038

Southwest Regional Office
301 5th Avenue Suite 250
Pittsburgh, PA 15222

PA pennsylvania DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT


2

Community Services Program



The Community Services Program is Beaver County's nationally recognized Community Action Agency. As such, the Program is committed to providing support to assist eligible Beaver County citizens in achieving self-sufficiency through the following activities:

- ☐ Community Services Block Grant (CSBG)
- ☐ Work Ready Program (former Welfare to Work legislation)
- ☐ Homeless Assistance Program (HAP)
- ☐ Supportive Services for Veteran Families (SSVF)

Economic Growth in Southwestern Pennsylvania



Beaver County Grant Workshop
October 29, 2013

Grants for Recreation and Conservation Projects

Pennsylvania Department of Conservation and Natural Resources (DCNR)

Bureau of Recreation and Conservation (BRC)

Beaver County Funding Seminar
Community College of Beaver County
October 29, 2013



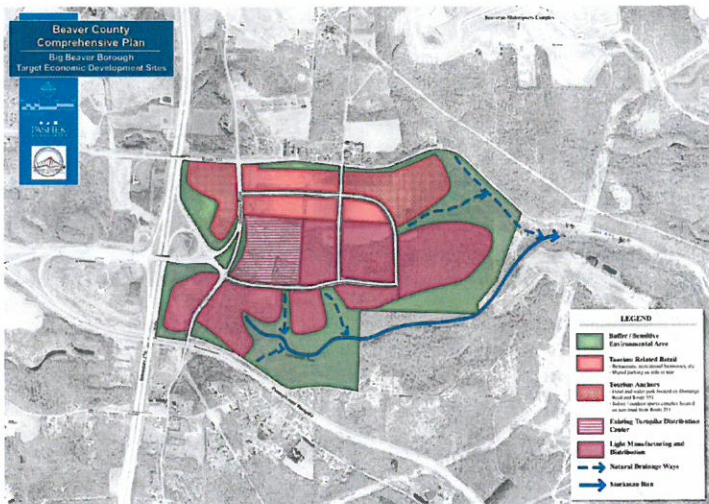
www.dcnr.state.pa.us

DCNR pennsylvania DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

Beaver County Growth and Opportunity Workshop

In March of 2013, the Beaver County Planning Commission (BCPC) participated in a Beaver County Growth and Opportunity Workshop sponsored by the Western Pennsylvania Society of Engineers. The BCPC presentation consisted of an explanation of its duties and functions that included target sites from the Beaver County Comprehensive Plan.

The Picture below shows the Big Beaver Target Economic Development Site



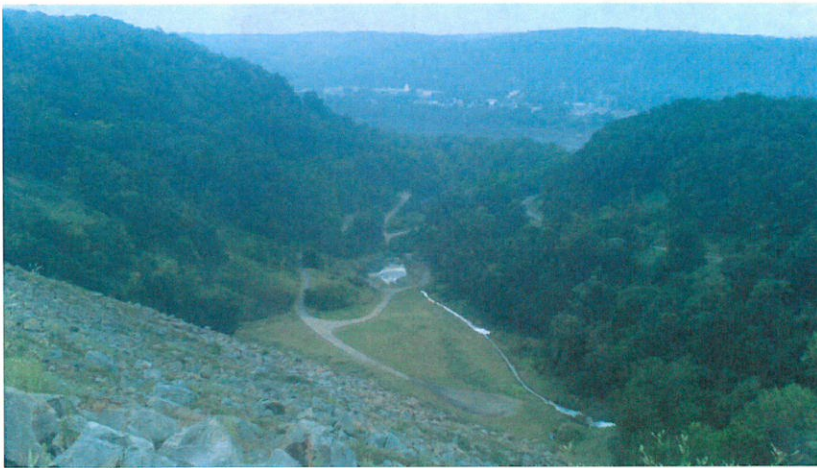
Little Blue Run Tour

In August of 2013, Greene Township Planning Commission and First Energy invited the Beaver County Planning Commission Board and Staff on a tour of Little Blue Run located in Greene Township, PA and West Virginia. The photos below and on the next page show areas of the impoundment, and the Board and staff orientation.





Little Blue Run Tour





The Beaver County Planning Commission Board is comprised of nine (9) residents of Beaver County who volunteer their time to serve on the board. Board members are appointed by the Board of Beaver County Commissioners to serve 4-year staggered terms. The chairperson and vice-chairperson are selected by the Planning Commission board members and each serves a two-year term. The 2013 Board Chairperson is Joseph Zagorski and Vice- Chairperson is Anthony Rosatone. This board meets the third Tuesday of every month at the Beaver County Courthouse in the Beaver County Planning Commission Conference Room, Beaver, PA 15009. The public meeting begins at 12:30 pm. The Beaver County Planning Commission Board members are identified at the beginning of this report.



Picture shows BCPC Staff and Board at a monthly meeting

Beaver County Planning Commission Staff

<u>Name</u>	<u>Title</u>
Frank Mancini, Jr.	Director of Planning & Economic Development
Joseph C. West	Department Manager of Planning
Frank Vescio	GIS Coordinator and Associate Planner
William Evans	Associate Planner
Sue Jamery	Senior Administrative Assistant
Doniele (Andrus) Russell	Shared Greenways and Environmental Planner, Beaver/Lawrence County