

2015 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, the Beaver County Planning Commission presents the 2015 Annual Report.

Beaver County Commissioners



Dennis E. Nichols

*Beaver County Board of
Commissioners*

2011-2015

Tony Amadio, Chairman

*Beaver County Board of
Commissioners*

2008-present

Joe Spanik

*Beaver County Board of
Commissioners*

2004-2015

We would like to extend our well wishes to former Beaver County Commissioners Dennis E. Nichols and Joe Spanik, who both left office on December 31, 2015. We enjoyed working with them and know that they will continue to advocate for Beaver County in their future endeavors.

We would also like to congratulate Sandie Egley and Daniel Camp, Commissioners-elect who will begin their terms of office on January 1st, 2016.

Beaver County Planning Commission Board

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 2015 Board Chairperson is Sandie Egley, and the 2015 Vice-Chairperson is Anthony Rosatone. This board holds a public meeting the third Tuesday of every month at the Beaver County Courthouse in the Beaver County Planning Commission Conference Room at 12:30 P.M. Members are listed below.

Sandie Egley, Chairperson

Anthony Rosatone, Vice Chairperson

Karen R. Barness

John W. Bragg

Judith Charlton

Grant W. Farmer

James A. Mitch

Howard Stuber

Joseph Zagorski

Beaver County Planning Commission Staff

Name

Title

Frank Mancini, Jr.

Director of Planning & Economic Development

Joseph C. West

Assistant Director of Planning

Frank Vescio

GIS Coordinator and Associate Planner

William Evans

Associate Planner

Sue Jamery

Senior Administrative Assistant

Sara Knapp

Shared Greenways and Environmental Planner
(Beaver/Lawrence Counties)



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County Comprehensive Plan

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 BCPC has begun the process of gathering information to explore changes for the 2020 County Comprehensive Plan update.

Municipal Comprehensive Plans

The Beaver County Planning Commission received **0** municipal comprehensive plans for review in 2015. The County has offered technical assistance to the municipalities for securing funding to update plans.

Municipal Stormwater Ordinances

The Beaver County Planning Commission received **2** requests from Patterson Township to review **2** proposed Stormwater Ordinances.

Municipal Ordinance Revising Oil and Gas Provisions

The Beaver County Planning Commission received **1** request from Brighton Township to review a Proposed Ordinance Revising Oil & Gas Provisions.

Municipal Public Improvement Code of Ordinances

The Beaver County Planning Commission received **0** requests to review any Code of Ordinances in 2015.

Municipal Zoning, Subdivision and Land Development Ordinance Amendments

In 2015, the Beaver County Planning Commission received **11** requests for review of municipal zoning, subdivision, and land development ordinance (SALDO) amendments. The following chart shows the complete list of reviews; it **does not** show those actually adopted by the municipalities.

Municipality	Month	Description
Beaver Falls	January	Proposed Zoning Amendment to Ordinance 1666
Raccoon Twp	April	Proposed Zoning Map Amendment
New Brighton Boro	April	Proposed Zoning Amendment (Ordinance #1226)
Raccoon Twp	May	Proposed Zoning Amendment (Springer Property)
Potter Twp	May	Proposed Zoning Ordinance Map Amendment
Rochester Twp	May	Proposed Zoning Amendment (Hydril Property)
Center Twp	June	Proposed Zoning Amendment (Pleasant Drive, Hotels) etc.
Brighton Twp	July	Proposed Zoning Amendment (Chapter 195), & Proposed SALDO Amendment (Chapter 195)
Chippewa Twp	July	Proposed Zoning Amendment (Floodplain Ordinance)
Big Beaver Boro	November	Proposed Zoning Change Request for Parcel #53-102-0253.000
Hopewell Twp	November	Proposed Zoning Amendment (Hopewell Township Volunteer Fire Department)



2015 Land Developments

Municipality	Name
City of Beaver Falls	J.P. Austin Associates Shawn Sullivan College Hill Reformed Presbyterian Church Site Plan Rock Eternal Church Parking Lot Sheetz Store # 152 Rebuild
Big Beaver Borough	FirstEnergy Hoytdale SVC West Gate Business Park
Bridgewater Borough	Bridgewater Crossings
Center Township	Columbia Gas Facility/Stone Ridge Development Ryno Productions Inc. Columbia Gas Facility/Stone Ridge Development Centerpoint Community Church Forza Monaca B Inc. Brodhead Assoc. LP – (Forza Monaca A) Center Township Water Authority Water Treatment Plant Lincoln Learning Solutions Roman Estates Sudak
Chippewa Township	Pathway Church (Pre-School & Children’s Building)
East Rochester Borough	Advanced Auto Parts
Harmony Township	Presto Fitzpatrick
Hopewell Township	Snowy White Car Wash Property - Self Storage Facility Bet Tech Industrial Park Rev #1 Plan
North Sewickley Township	Hoffmeier
Potter Township	Center Township Water Authority River Intake
Rochester Township	Keystone Manufacturing Co.
South Beaver Township	Richners Auto Coach

**2015 Subdivisions and Land Developments by Municipality**

Municipality	Subdivisions	Lots	Acres	Land Developments	Existing Acres	Developed Acres
City of Aliquippa	1	1	0.15	0	0	0
Ambridge Borough	1	2	0.15	0	0	0
Baden Borough	0	0	0	0	0	0
Beaver Borough	0	0	0	0	0	0
City of Beaver Falls	2	2	1.18	5	2.93	0.49
Big Beaver Borough	2	4	237.55	2	250.60	2.62
Bridgewater Borough	0	0	0	1	6.26	1.46
Brighton Township	5	9	25.01	0	0	0
Center Township	7	84	161.24	10	191.16	5.17
Chippewa Township	1	2	12.51	1	3.31	0.31
Conway Borough	0	0	0	0	0	0
Darlington Borough	0	0	0	0	0	0
Darlington Township	2	4	348	0	0	0
Daugherty Township	6	12	336.18	0	0	0
East Rochester Borough	0	0	0	1	1.88	0.69
Eastvale Borough	0	0	0	0	0	0
Economy Borough	4	6	207.23	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	7	14	1083.23	1	84.28	4.63
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	3	7	257.14	0	0	0
Hanover Township	3	8	109.29	0	0	0
Harmony Township	1	1	0.68	1	0.68	0.28
Homewood Borough	0	0	0	0	0	0
Hookstown Borough	0	0	0	0	0	0
Hopewell Township	3	9	48.63	2	7.16	1.32

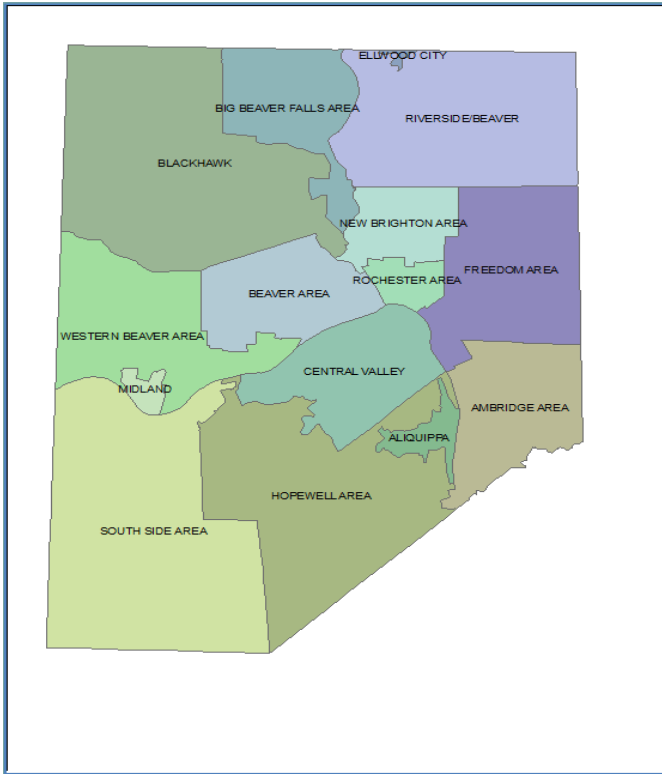


Municipality	Subdivisions	Lots	Acres	Land Developments	Existing Acres	Developed Acres
Independence Township	2	4	15.38	0	0	0
Industry Borough	1	2	4.27	0	0	0
Koppel Borough	0	0	0	0	0	0
Marion Township	1	2	15	0	0	0
Midland Borough	1	2	0.59	0	0	0
Monaca Borough	4	5	2.44	0	0	0
New Brighton Borough	2	2	0.29	0	0	0
New Galilee Borough	0	0	0	0	0	0
New Sewickley Township	10	17	174.62	0	0	0
North Sewickley Township	4	7	27.43	1	4.5	0.28
Ohioville Borough	5	9	273.50	0	0	0
Patterson Heights Borough	0	0	0	0	0	0
Patterson Township	2	4	2.33	0	0	0
Potter Township	3	7	494.18	1	48.22	0.04
Pulaski Township	0	0	0	0	0	0
Raccoon Township	1	2	51.92	0	0	0
Rochester Borough	1	1	0.34	0	0	0
Rochester Township	1	1	0.57	1	7.79	1.01
Shippingport Borough	1	2	39.51	0	0	0
South Beaver Township	1	2	157.42	1	1.27	0.02
South Heights Borough	0	0	0	0	0	0
Vanport Township	0	0	0	0	0	0
West Mayfield Borough	0	0	0	0	0	0
White Township	1	3	2.42	0	0	0
Total	89	237	4,090.38	27	525.76	13.69

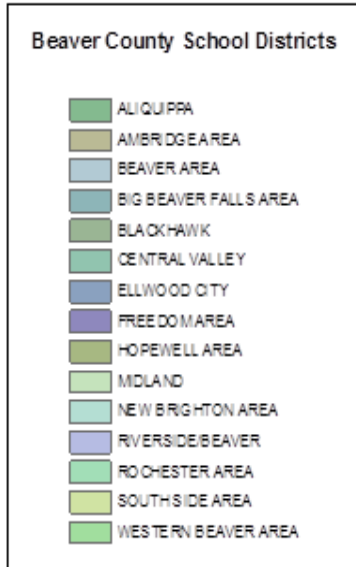
Total Number of Subdivisions and Land Developments = 116

Total Acreage of Subdivisions and Land Developments = 4,104.07

2015 Subdivisions by School District



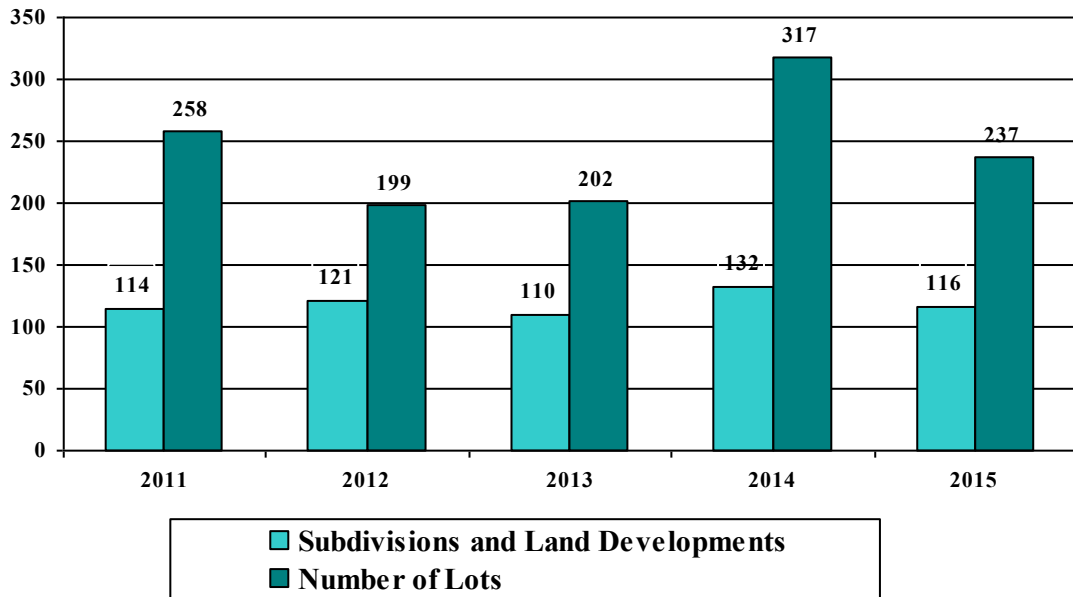
School District	Lots	Acres
Aliquippa	1	0.15
Ambridge Area	6	208.06
Beaver Area	5	25.01
Big Beaver Falls Area	5	241.15
Blackhawk Area	6	520.26
Central Valley Area	14	657.86
Ellwood City (BC)	0	0.00
Freedom Area	10	174.72
Hopewell Area	6	115.93
Midland	1	0.59
New Brighton Area	8	336.47
Riverside	12	1125.66
Rochester Area	2	0.91
South Side Area	7	405.94
Western Beaver Area	6	277.77
Total	89	4,090.38



A breakdown of proposed lots and affected areas in each school district is shown above. The number of lots proposed does not necessarily mean the lots will be developed; therefore, the impact of the subdivisions on the school districts cannot be accurately determined. Many of the subdivisions submitted were minor subdivisions (two lots or less), and generally have little effect on school enrollment.

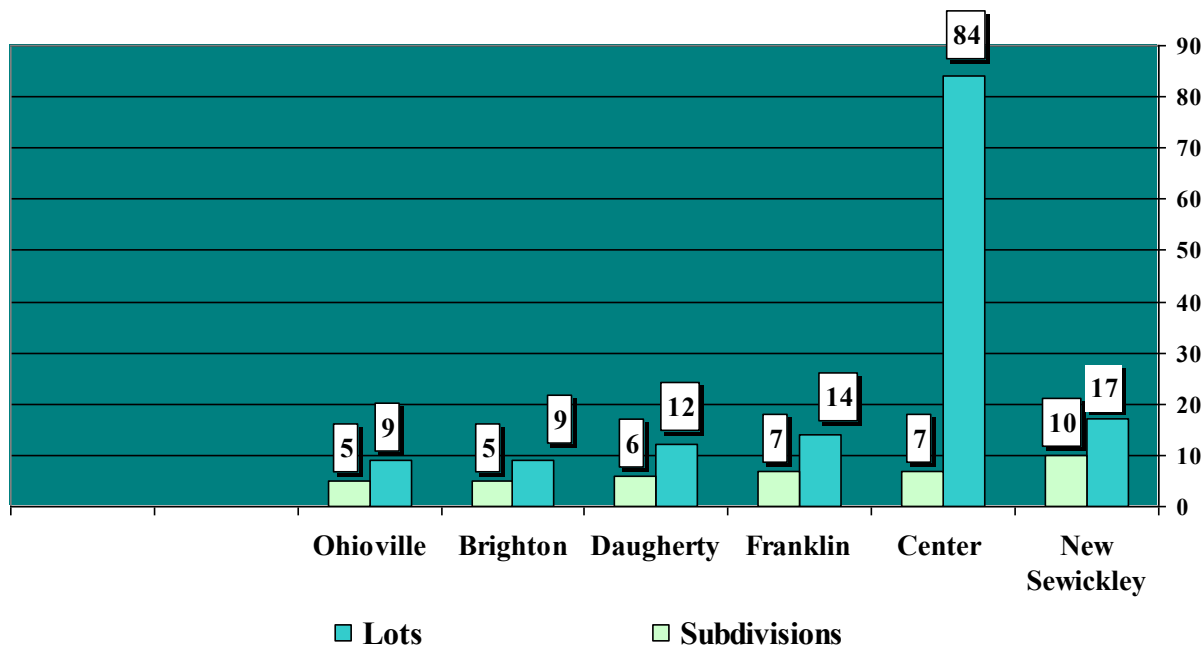


Total Number of Subdivisions, Land Developments, and Number of Lots in 2015



In 2015, the Beaver County Planning Commission reviewed **116** subdivision and land development submittals. Of the submittals, **41** were minor subdivisions (two or less lots, lot line adjustments), **48** were major subdivisions (3+ lots), and **27** were land developments (multi-family or non-residential). Lots created or proposed for development numbered **237**. A total of **4,090.38** acres were affected.

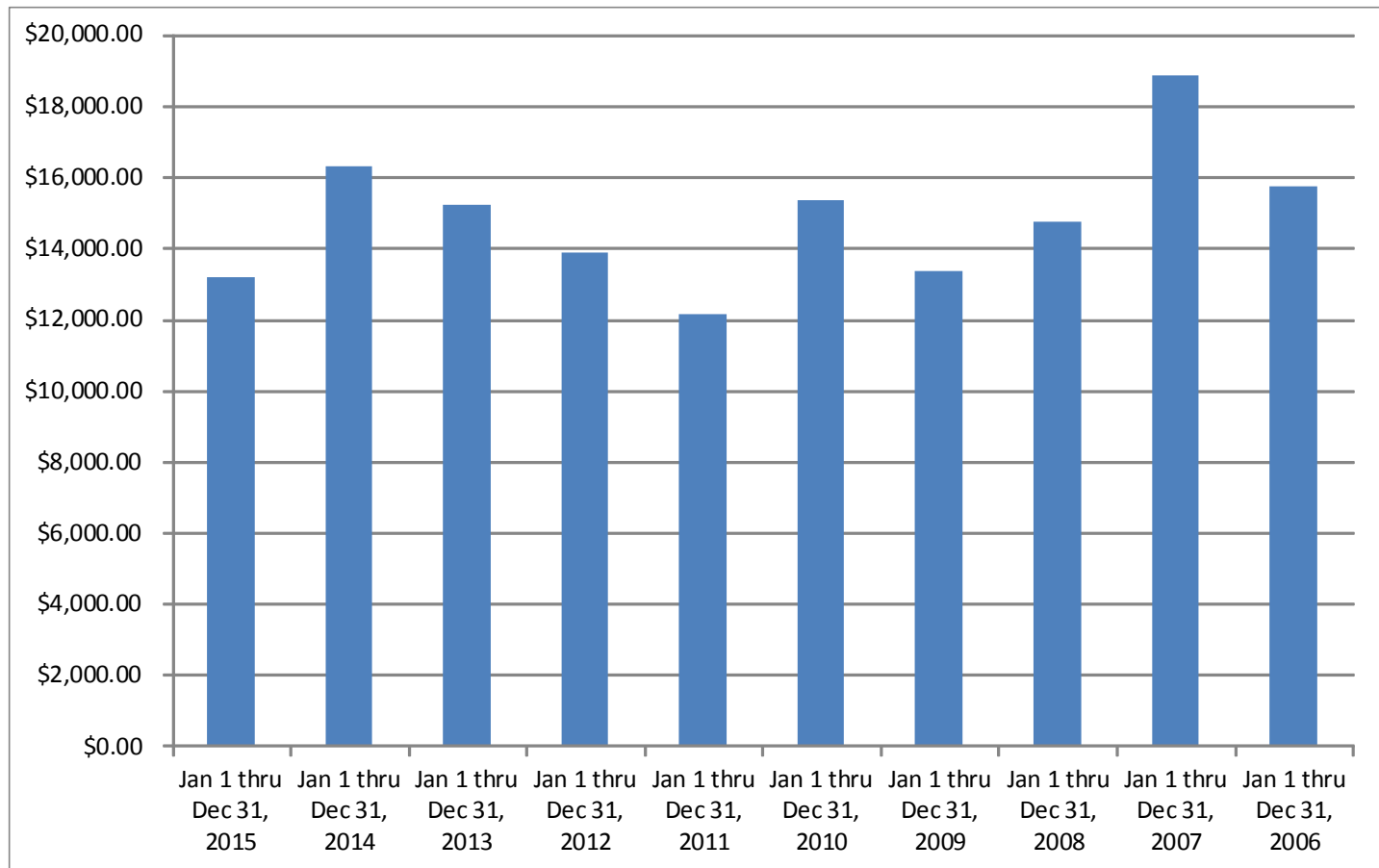
Top 6 Municipalities for Subdivisions and Number of Lots in 2015





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 2015, and averages about \$14,000 a year. The base fee is \$75.00. The total amount collected from April 1, 2004, to December 31, 2015, is **\$148,685.73**



Land Developments

The following photographs show examples of completed land developments, those under construction, artist renderings or proposed sites.



**Columbia Gas Training Center
Center Township**

Land Developments



**Hoffmeier Mini Storage
North Sewickley Township**

Land Developments



**Advance Auto Parts Store
East Rochester Borough**

2015 Building Permits

DISTRICT	S.F. RESID.	CONSTR. COST	COMM'L/ IND'L	CONSTR. COST	IMPR.	DEMO	TOTAL PERMITS	TOTAL COST
01-07 CITY OF BEAVER FALLS	0	\$ -	0	\$ -	6	15	21	\$ 87,478.00
08 CITY OF ALIQUIPPA	0	NONE	RECEIVED		0	0	0	\$ -
09-12 AMBRIDGE BORO	0	\$ -	2	\$ 95,000	1	0	3	\$ 110,000
13 BADEN BORO	0	\$ -	0	\$ -	19	0	19	\$ 430,259
14-16 BEAVER BORO	3	\$ 550,000	5	\$ 383,500	25	9	42	\$ 1,532,634
17 BRIDGEWATER BORO	0	\$ -	0	\$ -	0	1	1	\$ -
18 CONWAY BORO	0	\$ -	0	\$ -	14	1	15	\$ 79,805
19 DARLINGTON BORO	0	NONE	RECEIVED		0	0	0	\$ -
20 EAST ROCHESTER BORO	0	NONE	RECEIVED		0	0	0	\$ -
21 EASTVALE BORO	0	NONE	RECEIVED		0	0	0	\$ -
22 ELLWOOD CITY BORO	0	NONE	RECEIVED		0	0	0	\$ -
23 FALLSTON BORO	0	\$ -	0	\$ -	2	0	2	\$ -
24 FRANKFORT SPRING BORO	0	NONE	RECEIVED		0	0	0	\$ -
25-27 FREEDOM BORO	0	\$ -	3	\$ 150,000	5	3	11	\$ 180,900
28 GEORGETOWN BORO	0	NONE	RECEIVED		0	0	0	\$ -
29 GLASGOW BORO	0	NONE	RECEIVED		0	0	0	\$ -
30 HOMEWOOD BORO	0	NONE	RECEIVED		0	0	0	\$ -
31 HOOKSTOWN BORO	0	NONE	RECEIVED		0	0	0	\$ -
32 KOPPEL BORO	0	\$ -	0	\$ -	1	0	1	\$ 6,000
33 MIDLAND BORO	0	\$ -	1	\$ 2,500	6	2	9	\$ 24,600
34-38 MONACA BORO	1	\$ 461,347	1	\$ 200,000	10	3	15	\$ 818,058
39-43 NEW BRIGHTON BORO	0	\$ -	9	\$ 723,182	13	14	36	\$ 942,250
44 NEW GALILEE BORO	0	NONE	RECEIVED		0	0	0	\$ -
45 PATTERSON HEIGHTS BORO	0	NONE	RECEIVED		0	0	0	\$ -
46-49 ROCHESTER BORO	0	\$ -	0	\$ -	9	0	9	\$ 75,134
50 SHIPPINGPORT BORO	0	\$ -	9	\$ 17,890,903	3	0	0	\$ 17,893,903
51 SOUTH HEIGHTS BORO	0	NONE	RECEIVED		0	0	0	\$ -
52 WEST MAYFIELD BORO	0	NONE	RECEIVED		0	0	0	\$ -
53 BIG BEAVER BORO	2	\$ 116,575	2	\$ 562,000	8	1	13	\$ 871,507
54 VANPORT BORO	0	\$ -	2	\$ 7,350	11	0	13	\$ 28,899
55 BRIGHTON TWP	17	\$ 4,389,310	4	\$ 2,064,230	91	1	113	\$ 8,137,987
56 CENTER TWP	6	\$ 1,667,637	11	\$ 9,158,510	66	8	91	\$ 12,217,473
57 CHIPPEWA TWP	3	\$ 2,199,222	6	\$ 1,138,292	53	0	62	\$ 4,172,320
58 DARLINGTON TWP	0	\$ -	1	\$ 55,000	15	1	17	\$ 206,735
59 DAUGHERTY TWP	1	\$ 250,000	0	\$ -	25	5	31	\$ 537,273
60 ECONOMY BORO	13	\$ 2,321,235	9	\$ 610,000	117	1	140	\$ 5,336,569
61 FRANKLIN TWP	3	\$ 835,846	0	\$ -	7	3	13	\$ 944,446
62 GREENE TWP	5	\$ 744,601	0	\$ -	9	2	16	\$ 992,101
63 HANOVER TWP	7	\$ 845,516	0	\$ -	0	0	7	\$ 845,416
64 HARMONY TWP	0	\$ -	2	\$ -	14	0	16	\$ 442,750
65 HOPEWELL TWP	7	\$ 1,198,658	2	\$ 9,500	37	5	51	\$ 2,241,058
66 INDEPENDENCE TWP	3	\$ 725,000	1	\$ 20,000	19	1	24	\$ 1,080,052
67 INDUSTRY TWP	0	\$ -	1	\$ -	7	0	8	\$ 26,180
68 MARION TWP	1	\$ -	0	\$ -	4	2	7	\$ -
69 NEW SEWICKLEY TWP	6	\$ 1,332,784	7	\$ 1,305,582	49	2	64	\$ 3,967,400
70 NORTH SEWICKLEY TWP	1	\$ 156,926	1	\$ 25,000	9	0	11	\$ 286,726
71 OHIOVILLE BORO	2	\$ 850,000	2	\$ 126,300	15	0	19	\$ 1,141,200
72 PATTERSON TWP	0	\$ -	0	\$ -	7	0	7	\$ 113,300
73 POTTER TWP	1	\$ 381,600	9	\$ 2,653,400	4	1	15	\$ 3,088,010
74 PULASKI TWP	0	\$ -	0	\$ -	8	1	9	\$ 76,200
75 RACCOON TWP	3	\$ 455,605	0	\$ -	13	0	16	\$ 642,305
76 ROCHESTER TWP	1	\$ 135,000	4	\$ 1,705,350	11	0	16	\$ 1,942,933
77 SOUTH BEAVER TWP	2	\$ 319,348	4	\$ 675,000	13	0	19	\$ 1,286,598
78 WHITE TWP	0	\$ -	0	\$ -	9	0	9	\$ 124,674
TOTAL	88	\$ 19,936,210	98	\$ 39,560,599	735	82	991	\$ 72,931,133

**2015 Building Permits****Top 5 Building Permits in 2015****SINGLE FAMILY**

1. Brighton Twp	17
2. Economy Boro	13
3. Hanover Twp	7
4. Hopewell Twp	7
5. Center Twp	6
6. New Sewickley Twp	6

COMMERCIAL/INDUSTRIAL

1. Center Twp	11
2. New Brighton Boro	9
3. Shippingport Boro	9
4. Economy Boro	9
5. Potter Twp	9

NUMBER OF PERMITS

1. Economy Boro	140
2. Brighton Twp	113
3. Center Twp	91
4. New Sewickley Twp	64
5. Chippewa Twp	62

VALUE

1. Shippingport Boro	\$17,893,903
2. Center Twp	\$12,217,473
3. Brighton Twp	\$ 8,137,987
4. Economy Boro	\$ 5,336,569
5. Chippewa Twp	\$ 4,172,320

NOTE: Disclaimer

This information has been compiled from 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.

Applications/Projects

PENNVEST

The *Pennsylvania Infrastructure Investment Authority* (PENNVEST) was established in 1988 as a revolving fund to improve the state's deteriorating infrastructure. The fund is available to help communities finance sewage and water system projects and is usually awarded in the form of low-interest loans. The Beaver County Planning Commission did not receive any applications for review and comment in 2015.

Community Development Program

CDBG Funded Projects - FY 2015– 3 Funded Projects

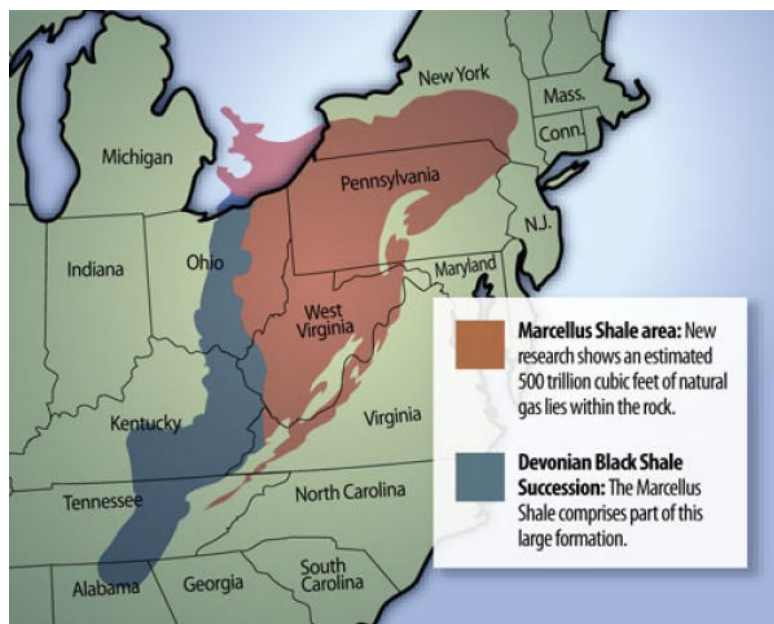
- City of Aliquippa Manhole Drain and Repair Project
- Ambridge Water Authority Treatment Plant Digester Cover Rehabilitation
- Freedom Borough Collection and Conveyance Authority Sanitary Sewer Repairs

Water Allocation Application

During 2015, the Beaver County Planning Commission received **5** Water Allocation Applications for review and comment.

Marcellus Shale

Marcellus Shale is a unit of marine sedimentary rock found in eastern North America. Named after a distinctive outcrop near the village of Marcellus, New York, 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. In 2015, Beaver County received **20** Act 14 notifications related to gas drilling.





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 2015, the Beaver County Planning Commission reviewed **10** Act 537 Sewage Facilities Plan Revisions.

Month	Applicant	Municipality
January	Samuel Baker Subdivision #1 Mark Skuse Property	New Sewickley Township New Sewickley Township
February	New Economy Bus Park Parcel 2, Rev 1	Ambridge Borough
April	Shell Petrochemical Facility	Potter Township
July	Advance Auto BCCED—West Gate Business Park	East Rochester Borough Big Beaver Borough
October	Stoney Ridge Development Nelson Property Small Flow System	Center Township Independence Township
November	Meehan Plan of Lots—Lot 1 Meehan Plan of Lots—Lot 2	New Sewickley Township New Sewickley Township

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 7-Year Review of its ASA, and any proposed additions/deletions between and during the mandated 7-year Reviews. In 2015, **0** Agricultural Security Areas were submitted for review.

Agricultural Conservation Easements: An interest in land, less than fee simple, that 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
Agricultural Conservation Easements by County
as of December 11, 2015

County	Number of Farms	Number of Acres	Purchase Price	Average Price/Acre
Adams	155	20,895	37,137,354	1,777
Allegheny	29	3,167	18,872,105	5,959
Armstrong	4	370	684,511	1,850
Beaver	25	2,753	7,334,813	2,664
Bedford	16	3,165	2,138,332	676
Berks	700	69,481	147,562,536	2,124
Blair	47	6,828	6,766,486	991
Bradford	14	3,740	3,190,679	853
Bucks	168	14,344	123,103,720	8,582
Butler	48	5,314	16,760,113	3,154
Cambria	14	2,438	2,576,275	1,057
Carbon	20	1,454	3,498,180	2,406
Centre	45	6,920	15,184,386	2,194
Chester	290	25,700	143,442,164	5,581
Clinton	24	2,416	2,415,561	1,000
Columbia	36	3,983	3,766,473	946
Crawford	5	1,094	1,094,494	1,000
Cumberland	141	16,719	44,234,599	2,646
Dauphin	163	15,657	21,735,327	1,388
Delaware	2	198	2,678,360	13,527
Erie	61	7,610	13,628,180	1,791
Fayette	19	2,094	2,286,591	1,092
Franklin	129	16,775	31,405,968	1,872
Fulton	4	239	637,362	2,671
Greene	5	591	550,288	931
Huntingdon	8	965	1,285,649	1,332
Indiana	8	810	1,420,940	1,754
Juniata	19	2,479	1,716,157	692
Lackawanna	57	4,661	8,312,330	1,783
Lancaster	799	67,971	173,375,139	2,551
Lawrence	23	2,360	2,510,809	1,064
Lebanon	153	17,854	30,750,138	1,722



PA DEPARTMENT OF AGRICULTURE
Agricultural Conservation Easements by County
as of December 11, 2015

Lehigh	265	21,641	68,177,921	3,150
Luzerne	27	2,667	7,313,190	2,742
Lycoming	75	9,032	8,576,728	950
Mercer	48	8,040	6,420,850	799
Mifflin	21	2,392	2,674,745	1,118
Monroe	107	7,363	21,530,456	2,924
Montgomery	147	9,058	104,064,685	11,488
Montour	12	921	781,056	848
Northampton	159	14,265	60,302,568	4,227
Northumberland	20	2,288	2,818,857	1,232
Perry	57	8,810	6,197,904	704
Pike	2	210	584,164	2,788
Potter	7	1,136	821,615	723
Schuylkill	99	10,540	11,959,514	1,135
Snyder	23	2,480	3,130,528	1,262
Somerset	11	1,476	2,550,575	1,729
Sullivan	7	649	680,179	1,047
Susquehanna	32	6,312	5,401,694	856
Tioga	16	2,292	2,330,948	1,017
Union	76	7,943	9,947,111	1,252
Warren	2	310	294,652	951
Washington	33	5,373	9,436,972	1,756
Wayne	46	5,697	7,100,781	1,246
Westmoreland	90	12,129	25,427,808	2,096
Wyoming	10	1,569	1,687,162	1,075
York	269	40,773	72,822,727	1,786
Total	4,892	516,415	1,315,091,407	2,547

Projects for Review and Comment

In 2015, **105** projects were submitted to the Planning Commission for endorsement/consistency review.

Month	Applicant/Project/Description	Municipality
January	Penn Energy Resources— Beaver Pad 11, Wells 1H, 2H, 3H, & 4H	New Sewickley Township
January	Penn Energy Resources—Beaver Pad 8, Wells 1H, 2H, 3H, & 4H	New Sewickley Township
January	Mark Skuse—NPDES, Encroachment & Water Quality Permits	New Sewickley Township
February	Cardinal PA Midstream—B12 Well Connect	Marion & New Sewickley
February	PennEnergy Resources LLC—PER B35 Well Pad	New Sewickley Township
February	Center Township Water Authority - Surface Water Intake Project	Center Township
February	Center Township Water Authority - NPDES Permit to Discharge Industrial Water Project	Center & Potter Townships
February	Brighton Township Municipal Authority - Subsidiary Water Allocation Permit	Beaver, Ohioville & Vanport
February	Colona Transfer—Proposed Repair #2 for Embedded-Barge Facility (Cement Dock)	Monaca Borough
February	Brady's Run Sanitary Sewer Authority - GP-5 & GP-3 Permits	Chippewa Township
March	Cardinal PA Midstream – B4 Well Connect	Marion & New Sewickley
March	PennEnergy Resources LLC—B5 to B4 TWL	Marion & New Sewickley
March	Cardinal PA Midstream—B5 Well Connect	Marion & New Sewickley
March	Center Township Water Authority - River Intake & Water Treatment Plant Project	Potter Township
March	PennDOT—SR 1016-B03 Structure Replacement Project—(Blockhouse Run)	Daugherty Township
March	PennDOT—SR 1026, B02 Reno Bridge Replacement Project	Rochester Township
April	PennDOT-SR 4002-B01 Project	Darlington Twp
April	PennDOT—SR 1016-B04 Tulip Dr. Bridge Replacement Project	Daugherty Township
April	Plenary Walsh Keystone Partners —SR 4036, Segment 140, Offset 961	Economy Borough
April	Plenary Walsh Keystone Partners —SR 3027, Segment 40, Offset 0	Greene Township
April	Plenary Walsh Keystone Partners —SR 1005, Segment 20, Offset 2450	North Sewickley Township
April	Range Resources Appalachia, LLC—Seibel Well Site Project	Independence Township
April	PennEnergy Resources LLC - PER B24 Well Pad Project	New Sewickley Township
April	Playground for Community Park Project—DCNR grant	Darlington Township
April	Plenary Walsh Keystone Partners—SR 3025, Segment 709, Offset 1409	Independence Township
April	Plenary Walsh Keystone Partners—SR 3027, Segment 46, Offset 0	Greene Township
April	Plenary Walsh Keystone Partners—SR 4012, Segment 100, Offset 519	Brighton Township
April	Allegheny County Airport Authority—Butler Property Stream Restoration	Independence Township
April	Community Park Improvements - DCNR Grant	Big Beaver Borough
April	PADEP- Miskita Lake Far SW Reclamation Project	South Beaver Township
April	Locust Street Culvert Replacement Project	New Galilee Borough
April	PennDOT—Blackhawk Rd. Bridge Replacement Project	South Beaver Township
May	The Forza Group—Proposed Hotel Development on Old Brodhead Road	Center Township
May	PennEnergy Resources LLC—PER B35 Well Pad	New Sewickley Township
May	PennEnergy Resources LLD—B23 Well Pad	Marion Township
May	DCNR C2P2 Community Recreation & Conservation Grant	Brighton Township
May	Columbia Gas —South Circle Drive Pipeline Replacement Project	New Sewickley Township

Projects for Review and Comment (cont'd)

Month	Applicant/Project/Description	Municipality
May	BCCED—West Gate Business Park—Land Development of Parcel 4	Big Beaver Borough
May	Columbia Gas of PA Inc., - Line D-19 Pipeline Replacement Project	Chippewa Township
May	FirstEnergy Generation, LLC—Laughlin Collection System—Sump Installation	Greene Township
May	Bet-Tech Intermodal Redevelopment project	Center Township & Monaca
June	PennEnergy Resources, LLC - B5 to B4 TWL- Major Permit Modification	Marion/New Sewickley
June	Beaver Valley Slag, Inc. - Major Modification	Hopewell Township
June	BC Bridge #24 Replacement Project	Fallston & Bridgewater
June	Village of Bradford Park Condominium Plan (D'Arrigo Construction Group, Inc.)	Economy Borough
June	B5 Well Connect, Major Permit Modification	Marion & New Sewickley
June	PennDOT— SR 1027 Glen Eden Rd. Bank Stabilization Project	New Sewickley Township
June	Hopewell Storage Facility Project—SR 0151	Hopewell Township
June	Bank Stabilization/Habitat Project	Darlington Township
June	Schultz Lodge Renovations Project	Brighton Township
July	BC Conservation District - North Fork Little Beaver Creek Streambank Stabilization Project	Darlington Township
July	Two Mile Run Park Hiking Trail Project	Brighton Township
July	Industry Borough Municipal Authority - IBMA Potable Water System	Industry Borough
July	Watco Terminal & Port Services - Repair/stabilize Six Mile Run Creek Streambank	Industry Borough
July	PennEnergy Resources—PER B37 Well Pad	New Sewickley Township
July	8th Street Playground Improvement Project	Ambridge Borough
July	Beaver Falls Readiness Center	Chippewa Township
July	PennEnergy Resources—B15 Well Pad	Economy Borough
July	Independence Conservancy—Rocky Bottom Natural Area Public Access Project	Potter Township
July	CDBG Program—Water and Sewer Projects in Beaver County	Beaver County
July	Columbia Gas of PA—Homewood Pipeline Relocation	Big Beaver Borough
July	Castlebrook Development Co, LLC—Pinehurst Village Plan of Lots	Ohioville Borough
July	Independence Conservancy—Raccoon Creek Streambank Stabilization	Potter Township
July	Weavertown Transport Leasing Inc.— Oil & Gas Wastewater Treatment Facility construction	Potter Township
August	PennEnergy Resources—PER B17 Well Pad	New Sewickley Township
August	PA Dept. of Environmental Protection—Homewood Southeast Project	North Sewickley Township
August	Darlington Road Sidewalk Improvements	Patterson Township
August	Weavertown Environmental Group—Ohio River Industrial Area Project	Potter Township
August	Club CQ Marina, LLC	Bridgewater Borough
August	Cardinal PA Midstream, LLC—Camp Run Compressor Facility	Franklin Township
August	Aliquippa Industrial Park—Aliquippa Terminals Expansion & Wharf Repair	Aliquippa City
August	Beaver Falls Municipal Authority - Blockhouse Run Road Waterline Relocation	Daugherty Township
August	Franklin Township Municipal Authority - Lillyville Sewer Extension project	Franklin Township
August	Beaver Valley Mall Loop Road	Center Township

Projects for Review and Comment (cont'd)

Month	Applicant/Project/Description	Municipality
August	Aliquippa Industrial Park - Aliquippa Terminals Expansion & Wharf Repair	Aliquippa City
August	Dominion Transmission Inc. - TL 461 10-foot Anomaly Dig Project	Ohioville Borough
August	PennEnergy Resources - PER B45 Well Pad	Marion Township
September	PennEnergy Resources - PER B26 Well Pad	North Sewickley Township
September	Beaver Falls Municipal Authority - Bridge 24 Waterline Relocation Project	Fallston & Bridgewater
September	ABARTA Oil & Gas Co. - Fish and Boat Well Pad	Franklin Township
September	PennEnergy Resources, LLC - PER B37 4H Well Permit	New Sewickley Township
September	PennEnergy Resources, LLC - PER B39 Well Pad	New Sewickley Township
October	Shell Chemical Appalachia LLC - Cell Tower Access Road	Potter Township
October	PennDOT—SR 0030 Bridge Replacement Over Branch Little Mill Creek Project	Greene Township
October	Beaver Falls Municipal Authority - Bridge 24 Waterline Relocation Project	Bridgewater/ Fallston
October	Aliquippa Terminals Inc. - Wharf Wall Replacement Project Multimodal Transportation Fund	City of Aliquippa
October	Plenary Walsh Keystone Partners - JV #455, SR 3005, Section 0080, Offset 0933	Center Township
October	Plenary Walsh Keystone Partners - JV # 456 SR 3009, Section 000	Hopewell Township
November	PennDOT - SR 168 Salem Church Road - Pipe Replacement Project	South Beaver Township
November	Pathway Church Building Addition	Chippewa Township
November	PennDOT - SR 2004, Section B08 - Freedom Road Upgrade Project	Conway/New Sewickley
November	PennEnergy Resources - B37 to B11 Temporary Water Line Project	New Sewickley Township
November	DCNR - Main Park Road over Tributary to Raccoon Creek Lake Project	Hanover Township
November	Brighton Township Municipal Authority - Water System Improvements Project	Brighton Township
November	Brady's Run Stream Enclosure project	South Beaver Township
November	CJ Betters Real Estate - Mulberry Street Extension Project	Bridgewater Borough
December	Columbia Gas of PA - Homewood AMRP Project	Big Beaver//Homewood
December	Columbia Gas of PA - Chapel Drive Pipeline Relocation Project	North Sewickley Township
December	Shell Chemical Appalachia LLC - Amendment to NPDES permit	Potter /Center Townships
December	Columbia Gas of PA - Big Sewickley Creek Road Pipeline Relocation Project	Economy Borough
December	Sheetz Store # 152 Rebuild Project	City of Beaver Falls
December	Multimodal Transportation Grant - SR 51 & Cannelton Road Upgrade	Darlington Township
December	Phil's Towing Company - Dock Construction Project	Greene Township
December	Department of Economic Development - PA-WV Power Connect Project	Greene County, PA
December	Brighton Township Municipal Authority - Tuscarawas Rd. Waterline Replacement	Brighton Township



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 2015, the Beaver County Planning Commission received and reviewed a total of **176** notifications.

<u>Permit Application Type</u>	<u>Quantity</u>
Air Quality	6
Encroachment	50
Mining Activity	3
NPDES	32
Oil & Gas	37
Railroad	4
Solid Waste (residual, municipal, etc.)	24
Water Quality	6
Water Management Plan/Withdrawal Plan	2
Water Supply/Allocation	8
General Permits	3
Other	1
Total	176



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 Beaver County Planning Commission pursuant to **Section 504 of the Solid Waste Management Act of 1980**, as amended.

In 2015, the Planning Commission received **15** solid waste permit applications for comment.

APPLICANT	LOCATION	DESCRIPTION
Nexeo Solutions, LLC	Freedom Borough	<ol style="list-style-type: none"> 1. Class 1 Permit modification for Freedom facility 2. Permit renewal for hazardous waste container facility
Aliquippa Metal Recovery, LLC	Center, Potter & Hopewell Townships	<ol style="list-style-type: none"> 1. Residual waste General Permit for processing and beneficial reuse of blast furnace slag
FirstEnergy Generation	Greene Township	<ol style="list-style-type: none"> 1. Minor Permit modification for Little Blue Run Residual Waste Disposal Compound 2. Permit modification for Little Blue Run Disposal Area 3. Permit modification for Little Blue Run Disposal Area 4. Permit modification for Bruce Mansfield Plant Settling Basin Sediment Disposal 5. Permit modification for Bruce Mansfield Plant Settling Basin Sediment Disposal 6. Closure Plan - Groundwater Abatement Standards Report for Little Blue Run
J P Graham Transfer	Fallston Borough	<ol style="list-style-type: none"> 1. Renewal of Permit # PA0098990 for sewage treatment facility
Dalton's Service Co, LLC	City of Beaver Falls	<ol style="list-style-type: none"> 1. Municipal/Residual Waste permit for the municipal waste processing facility
Horsehead Corporation	Potter Township	<ol style="list-style-type: none"> 1. Major Permit Modification – Closure Plan (Solid Waste Permit No 301097) 2. Major Permit Modification – Closure Plan (Solid Waste Permit # 301097)
Joseph J. Brunner Inc.	New Sewickley Township	<ol style="list-style-type: none"> 1. Minor Permit Modification for salvage area modification
Valley Waste Transfer Station	Big Beaver, Chippewa, and West Mayfield	<ol style="list-style-type: none"> 1. Minor Permit Modification for the Operating Plan for salvaging, staging & handling of E-Waste and Scrap Geosynthetic Liner

Project Status Reports

The Beaver County Planning Commission presents project status reports to the Planning Commission Board at every monthly meeting in order to maintain open lines of communication and monitor progress relative to the administration of grants.

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 online for public use. The BCPC collects and provides copies of these documents to the Commonwealth for inclusion on the E-library web page. E-library receives documents on a quarterly basis.

www.elibrary.state.pa.us

2015 Floodplain Maps

This year the BCPC received a Letter of Final Determination from FEMA (the preliminary maps were received in March of 2010) dated February 17, 2015. The BCPC worked with the Beaver County Conservation District, to assist municipalities with adopting floodplain ordinances by the effective date of August 17, 2015 (six months from LFD date). All municipalities adopted floodplain ordinances, and the BCPC downloaded FEMA's updated 2015 floodplain map data layer in the County's GIS system.

Transportation Planning

The Beaver County Planning Commission has a limited role in transportation planning; however, BCPC staff do participate in the Regional Freight Forum and Bicycle/Pedestrian meetings at the Southwestern Pennsylvania Commission (SPC) in Pittsburgh.

EPA Brownfields Grant

In September of 2014, the BCPC received notice of a grant award of \$600,000 from the EPA for brownfields assessments. In 2015, an RFQ was advertised for professional services, a steering committee was formed, and a consultant was selected (Stromberg, Garrigan and Associates - SGA). The BCPC met with a representative from the EPA; submitted all quarterly, financial, and annual reports; and is currently awaiting approval of the final contract from the Law Department. Administration of this grant will continue in 2016.



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 hard copy 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 28 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*

Beginning in 2007, the Beaver County Planning Commission prepares an annual joint publication of the required advertisement for all MS4 municipalities that are within or that serve Beaver County. Each municipality pays its prorated portion of the advertisement cost. The BCPC continues to coordinate this collaboration every year.

Act 167 Stormwater Management Plan

In 2009, Beaver County retained Kimball and Associates to complete Phase I of a county-wide Stormwater Management Plan. The Plan is 75% funded by the Department of Environmental Protection (DEP) under the Stormwater Management Act 167. Phase I was completed in 2010, and submitted to the DEP for comments. On September 4, 2014, the BCPC received a letter of approval from the DEP for the Phase I Scope of Study. Last year, the BCPC worked with the County Law Department to finalize a resolution for formal approval by the Board of Commissioners. The resolution was approved and staff is currently in discussions for Phase II funding.

SPC Appalachian Regional Commission (ARC) - Area Development Program

The Appalachian Regional Commission (ARC) is a regional economic development agency that represents a partnership of federal, state, and local governments. Established by an act of Congress in 1965, the ARC is composed of the governors of the 13 Appalachian states and a federal co-chair appointed by the President. The Southwestern Pennsylvania Commission oversees local participation through a multi-county advisory board. The Beaver County Planning Commission assists municipalities with applying for subsidies for ARC funding.

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

The Beaver County GIS system resides in the Beaver County Planning Department to deliver efficient, high-quality GIS technology solutions to County agencies, the public, and our regional partners, in order to meet the needs of County government and the communities we serve. The core value is to provide services that are accurate, consistent, accessible, affordable, and comprehensive.

The GIS Web Portal provides free public on-demand access to view parcel data, street centerlines, and municipal boundaries, as well as perform some basic queries for parcel information. This portal is a reflection of the mission and contains a collection of countywide map and GIS resources. The Portal is available at <http://www.beavercountypa.gov/gis-portal> or also can be accessed under the County homepage under Resources: GIS Portal. Beaver County agencies work with Michael Baker International and ESRI together to make sure the system functions to meet the unique needs of each office. BCPC projects this year included zoning maps, flood maps, and building profiles.

2015 GIS Data Revenue: \$ 4,000.00

2015 GIS Map Revenue: \$ 677.50

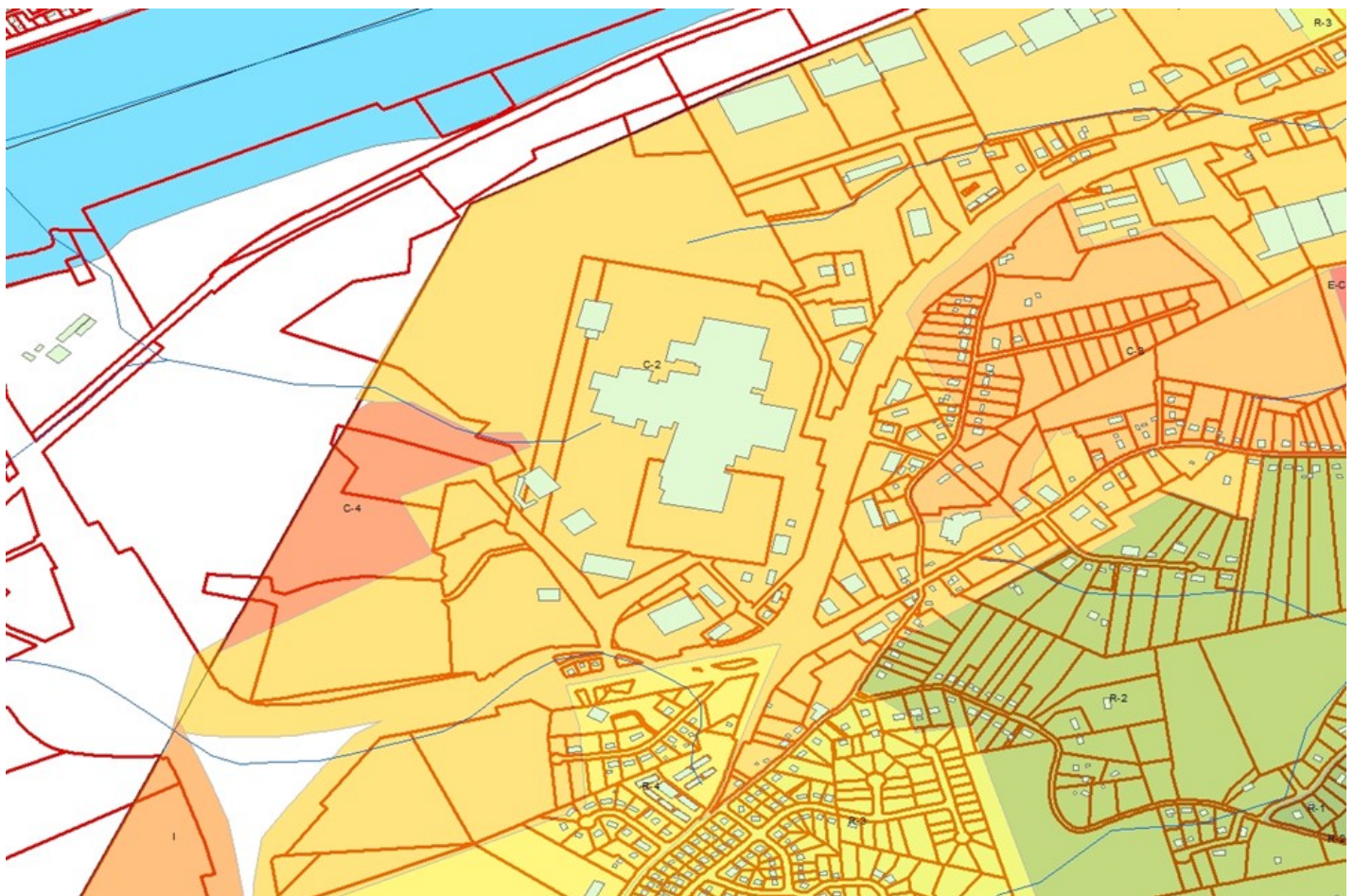


Image: A building footprint & zoning map of the Beaver Valley Mall