

2014 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 2014 Annual Report.

Beaver County Commissioners



Dennis E. Nichols
Beaver County Board of
Commissioners
2012-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

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 Beaver County Board of 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 2014 Board Chairperson is Joseph Zagorski and 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.

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

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
Sara Knapp	Shared Greenways and Environmental Planner (Beaver/Lawrence County)

*Attorney Samuel Orr serves as legal counsel for the Beaver County Planning Commission.

Welcome New Staff!



Sara Knapp

Sara Knapp was hired in June of 2014 as the department's new *Shared Greenways and Environmental Planner*, a joint position with Lawrence County. She is a recent graduate of Slippery Rock University of Pennsylvania with a Master's degree in Park and Resource Management, and earned her Bachelor's degree in Secondary English Education from Clarion University of Pennsylvania as well. She may be contacted for any planning, greenways, and floodplain questions. We welcome Sara to our staff.



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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 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 one (1) municipal comprehensive plan from the City of Beaver Falls in 2014 for review. The County has offered technical assistance to the municipalities to secure funding for updating plans.

Municipal Subdivision and Land Development Ordinances

The Beaver County Planning Commission received one (1) request from Potter Township to review a proposed Subdivision and Land Development Ordinance in 2014.

Municipal Zoning Ordinances

The Beaver County Planning Commission received two (2) requests from the city of Beaver Falls and Potter Township to review proposed Zoning Ordinances in 2014.

Municipal Public Improvement Code of Ordinances

The Beaver County Planning Commission received one (1) request from Potter Township to review a Public and Private Improvement Code of Ordinances in 2014.

Municipal Zoning, Subdivision and Land Development Ordinance Amendments

In 2014, the Beaver County Planning Commission received **15** requests for review of municipal zoning, subdivision, and land development ordinance amendments. The following chart shows the complete list of reviews; it **does not** show those actually adopted by the municipalities.

Municipality	Month	Description
Center Township	January	Revision of lot area requirements governing subdivision of attached dwelling units following completion of construction.
Center Township	January	Proposed zoning map amendment
Monaca Borough	January	Proposed zoning map amendment
Brighton Township	February	Proposed amendment addressing the keeping of chickens
Rochester Township	February	Proposed zoning map amendment
Darlington Township	March	Proposed amendment changing the definition of Maintenance of Property under Section 172-23
Economy Borough	March	Proposed zoning map amendment
New Brighton Borough	April	Proposed zoning map amendment
Raccoon Township	June	Proposed zoning map amendment
Brighton Township	July	Proposed amendment addressing the keeping of chickens
New Brighton Borough	July	Proposed zoning map amendment
Economy Borough	August	Proposed zoning map amendment (Janicki rezoning request)
Brighton Township	September	Proposed amendment addressing the keeping of chickens and adding private stables in the unified development district and special conservation district
Monaca Borough	October	The proposed ordinance repeals Section 245-40 of Article V of the code of the Borough of Monaca and replaces it with new language that establishes regulations for recreational vehicles.
City of Aliquippa	December	Proposed amendment to regulate oil and gas drilling operations



2014 Land Developments

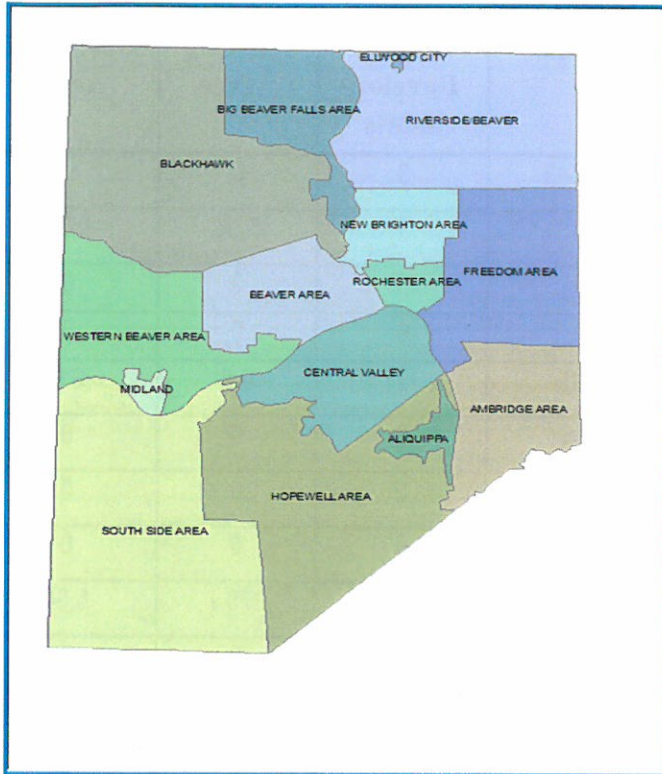
Municipality	Name
City of Aliquippa	USA Electrofused Minerals
Ambridge Borough	Cobblestone Inn & Suites
Beaver Borough	Trinity Office Building
City of Beaver Falls	College Hill Rental, Inc.—Addition to Hill & Kunselman Funeral Home Daltons Wastewater Co., LLC Beaver Falls Plaza, LP Dollar General Store
Big Beaver Borough	Beaver Falls Sleep Inn Big Beaver Plaza
Brighton Township	Friendship Ridge
Center Township	Verizon Wireless Cell Tower Dollar General My Place Hotel Ryno Productions Building Addition Castlebrook Development Lot 15 Stone Quarry Commons
Economy Borough	West View Municipal Authority BC Water Treatment Plant BC Water Treatment Plant
Freedom Borough	Freedom Area School District—Primary Center
Hopewell Township	Kane Road Apartments McDonald's Cornerstone Christian Fellowship
Industry Borough	FilterFab Manufacturing Corporation
Midland Borough	Beaver County Homes, LP PA Cyber Charter School
New Sewickley Township	Zahn Pipeline and Meter Pad Pike Compressor Station
South Beaver Township	CTG Pipeline/McDanel Well Connect Petrik Well Connect Columbia Gas of PA Beaver Creek CPD Bluestone to Sunoco South Beaver Meter Station Blackhawk Gathering Line (Hogdon to North Beaver) AT&T Blackhawk Cell Tower Utica Blackhawk Gathering Line (PGC West to Hogdon) North Beaver Phase 3

**2014 Subdivisions and Land Developments by Municipality**

Municipality	Subdivisions	Lots	Acres	Land Developments	Existing Acres	Developed Acres
City of Aliquippa	0	0	0	1	10	1.14
Ambridge Borough	2	4	8.89	1	1.38	0.17
Baden Borough	1	2	4.47	0	0	0
Beaver Borough	4	13	3.72	1	1.11	0.45
City of Beaver Falls	5	6	1.39	4	7.73	0.82
Big Beaver Borough	1	2	54.48	2	35.56	2.66
Bridgewater Borough	2	3	0.20	0	0	0
Brighton Township	6	52	196.21	1	1.76	0.19
Center Township	8	18	251.85	5	7.26	0.92
Chippewa Township	7	73	23.01	0	0	0
Conway Borough	0	0	0	0	0	0
Darlington Borough	0	0	0	0	0	0
Darlington Township	1	2	139.23	0	0	0
Daugherty Township	1	2	49.19	0	0	0
East Rochester Borough	0	0	0	0	0	0
Eastvale Borough	0	0	0	0	0	0
Economy Borough	6	10	26.27	2	15.54	1.91
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	6	32	80.77	0	0	0
Freedom Borough	0	0	0	1	13.58	0.78
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	5	11	244.82	0	0	0
Harmony Township	3	5	25.50	0	0	0
Homewood Borough	0	0	0	0	0	0
Hookstown Borough	0	0	0	0	0	0
Hopewell Township	5	8	53.39	3	40.88	2.89



2014 Subdivisions by School District



School District	Lots	Acres
Aliquippa	0	0
Ambridge Area	21	65.14
Beaver Area	72	201.98
Big Beaver Falls Area	8	55.87
Blackhawk Area	87	457.82
Central Valley Area	23	257.35
Ellwood City (BC)	0	0
Freedom Area	19	277.27
Hopewell Area	20	210.41
Midland	6	0.19
New Brighton Area	6	50.07
Riverside Beaver Co.	33	109.60
Rochester Area	2	3.90
South Side Area	11	244.82
Western Beaver Area	9	251.97
Total	317	2,186.39

A breakdown of lots proposed and acres affected by each school district is shown above. The number of lots proposed does not necessarily mean that the lots will be developed; therefore, the 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.



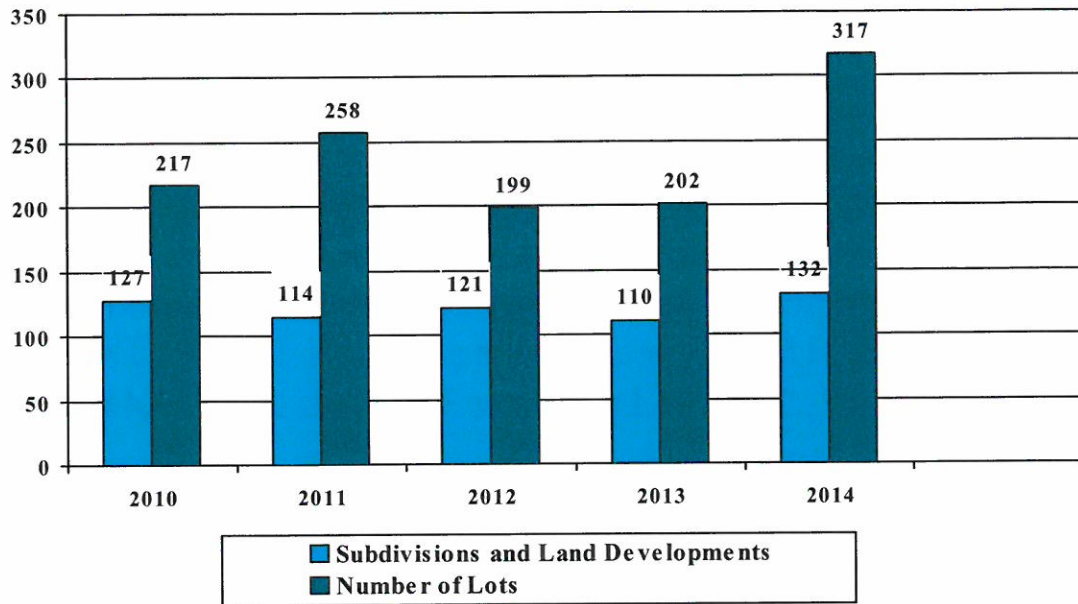
Municipality	Subdivisions	Lots	Acres	Land Developments	Existing Acres	Developed Acres
Independence Township	5	10	153.43	0	0	0
Industry Borough	0	0	0	1	5.96	0.56
Koppel Borough	0	0	0	0	0	0
Marion Township	0	0	0	0	0	0
Midland Borough	1	6	0.19	2	0.6	0.6
Monaca Borough	2	5	5.5	0	0	0
New Brighton Borough	3	4	0.88	0	0	0
New Galilee Borough	0	0	0	0	0	0
New Sewickley Township	10	19	277.27	2	279.7	5.04
North Sewickley Township	1	1	28.83	0	0	0
Ohioville Borough	4	9	252.51	0	0	0
Patterson Heights Borough	0	0	0	0	0	0
Patterson Township	0	0	0	0	0	0
Potter Township	0	0	0	0	0	0
Pulaski Township	0	0	0	0	0	0
Raccoon Township	1	2	3.58	0	0	0
Rochester Borough	0	0	0	0	0	0
Rochester Township	1	2	3.9	0	0	0
Shippingport Borough	0	0	0	0	0	0
South Beaver Township	5	12	296.11	10	5,057.36	83.73
South Heights Borough	0	0	0	0	0	0
Vanport Township	1	4	0.6	0	0	0
West Mayfield Borough	0	0	0	0	0	0
White Township	0	0	0	0	0	0
Total	97	317	2,186.39	36	5,478.42	101.86

Total Number of Subdivisions and Land Developments = 132

Total Acreage of Subdivisions and Land Developments = 2,288.25

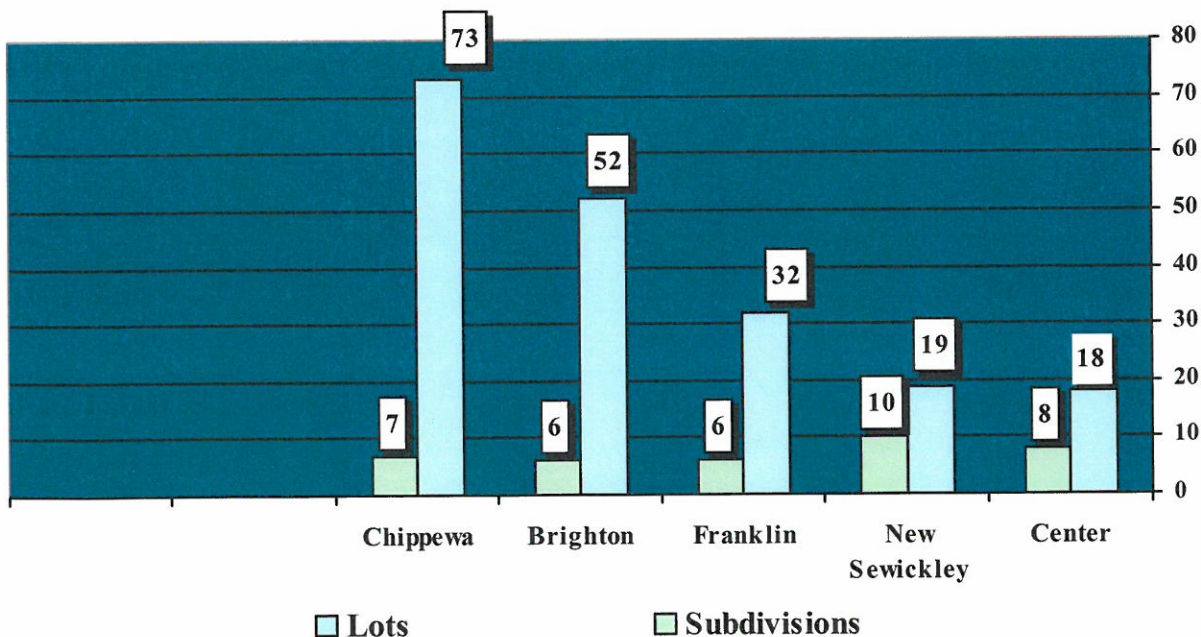


Total Number of Subdivisions, Land Developments, and Number of Lots in 2014



In 2014, the Beaver County Planning Commission reviewed **132** subdivision and land development submittals. Of the submittals, **41** were minor subdivisions (two or less lots, lot line adjustments), **55** were major subdivisions (3+ lots), and **36** were land developments (multi-family or non-residential). Lots created or proposed for development numbered **317**. A total of 2186.39 acres were affected.

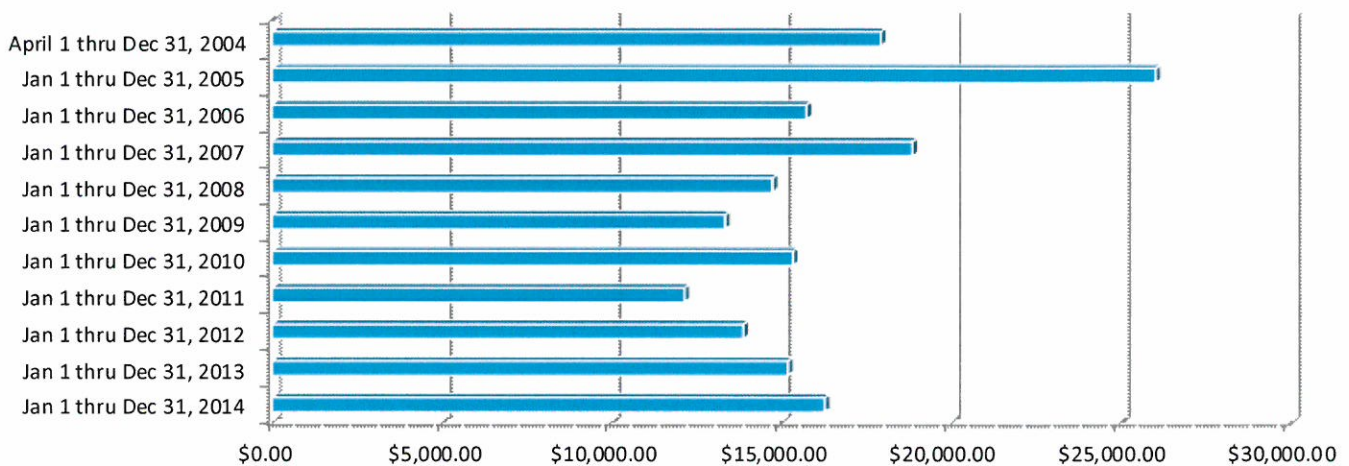
Top 5 Municipalities for Subdivisions and Number of Lots in 2014





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 2014, and averages about \$16,315.38 a year. The base fee is \$75.00. The total amount collected from April 1, 2004, to December 31, 2014, is **\$179,469.18**.





Land Developments

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



**Trinity Office Building (under construction)
Beaver Borough**



**Barclay Hill Estates
Brighton Township**

Land Developments



**My Place Hotel
Center Township**



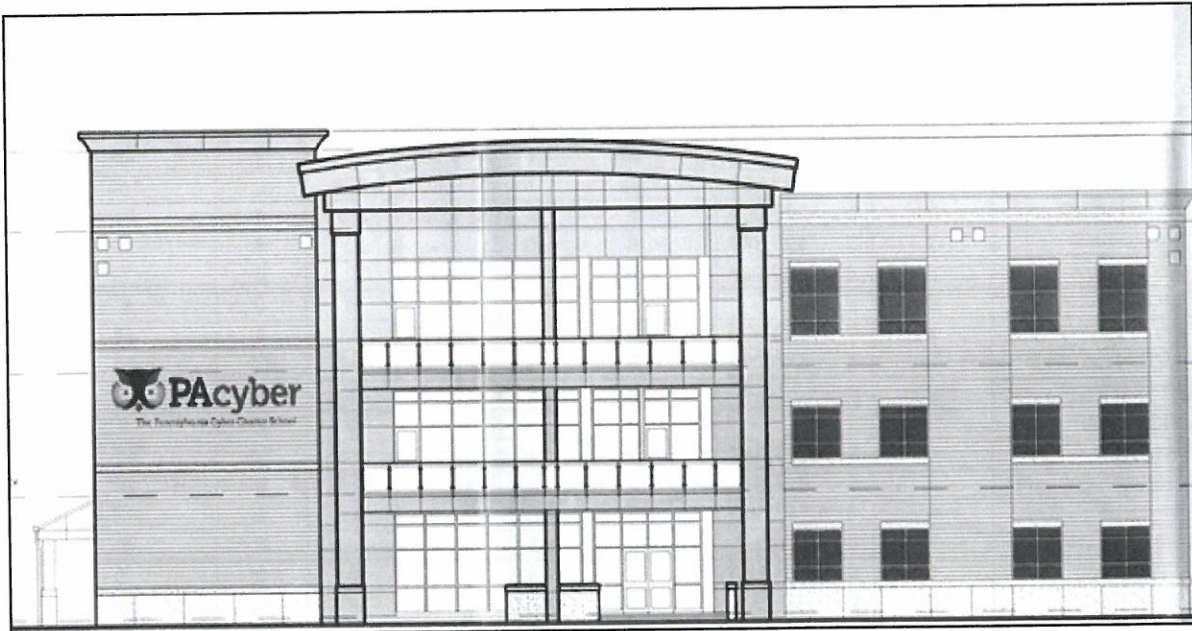
**Speedway
Harmony Township**



Land Developments



**Wright Chevrolet Buick
Harmony Township**



**PA Cyber Charter School
Midland Borough**

2014 Building Permits

DISTRICT	S.F. RESID.	COST	COMM'L/IND'L	COST	IMPR.	DEMOL.	TOTAL PERMITS	TOTAL COST
CITY OF BEAVER FALLS	0	\$ -	6	\$ 537,000	20	7	33	\$ 640,190
CITY OF ALIQUIPPA	0	\$ -	0	\$ -	0	0	0	\$ -
AMBRIDGE BORO	0	\$ -	0	\$ -	9	0	9	\$ 34,600
BADEN BORO	0	\$ -	8	\$ 1,696,267	35	3	46	\$ 1,903,397
BEAVER BORO	3	\$ 1,221,200	3	\$ 3,755,000	25	3	34	\$ 5,381,422
BRIDGEWATER BORO	0	\$ 120,000	0	\$ -	1	1	2	\$ 167,500
CONWAY BORO	0	\$ -	1	\$ 500,000	11	0	12	\$ 1,169,649
DARLINGTON BORO	0	\$ -	0	\$ -	0	0	0	\$ -
EAST ROCHESTER BORO	0	\$ -	0	\$ -	0	0	0	\$ -
EASTVALE BORO	0	\$ -	0	\$ -	0	0	0	\$ -
ELLWOOD CITY BORO	0	\$ -	0	\$ -	1	1	2	\$ 6,600
FALLSTON BORO	0	\$ -	0	\$ -	2	1	3	\$ 98,470
FRANKFORT SPRING BORO	0	\$ -	0	\$ -	0	0	0	\$ -
FREEDOM BORO	0	\$ -	2	\$ 11,500,000	11	0	13	\$ 11,580,850
GEORGETOWN BORO	0	\$ -	0	\$ -	0	0	0	\$ -
GLASGOW BORO	0	\$ -	0	\$ -	0	0	0	\$ -
HOMWOOD BORO	0	\$ -	0	\$ -	0	0	0	\$ -
HOOKSTOWN BORO	0	\$ -	0	\$ -	0	0	0	\$ -
KOPPEL BORO	0	\$ -	0	\$ -	3	0	3	\$ 4,700
MIDLAND BORO	0	\$ -	5	\$ 1,295,666	10	1	16	\$ 1,504,335
MONACA BORO	0	\$ -	13	\$ 928,654	82	2	97	\$ 6,496,075
NEW BRIGHTON BORO	2	\$ 270,000	1	\$ 50,000	11	6	20	\$ 386,412
NEW GALILEE BORO	0	\$ -	0	\$ -	2	0	2	\$ 20,890
PATTERSON HEIGHTS BORO	0	\$ -	0	\$ -	0	0	0	\$ -
ROCHESTER BORO	0	\$ -	4	\$ 1,550,550	10	2	16	\$ 1,584,045
SHIPPINGPORT BORO	0	\$ -	5	\$ 12,009,099	3	4	12	\$ 12,015,007
SOUTH HEIGHTS BORO	0	\$ -	0	\$ -	0	0	0	\$ -
WEST MAYFIELD BORO	0	\$ -	2	\$ 210,000	4	0	6	\$ 290,000
BIG BEAVER BORO	1	\$ 78,000	0	\$ -	7	0	8	\$ 130,852
VANPORT BORO	0	\$ -	4	\$ 251,000	11	1	16	\$ 342,096
BRIGHTON TWP	28	\$ 5,882,621	6	\$ 2,375,000	68	1	103	\$ 9,149,250
CENTER TWP	9	\$ 2,022,542	8	\$ 4,392,000	79	2	98	\$ 7,694,491
CHIPPEWA TWP	10	\$ 1,737,675	8	\$ 2,347,000	44	6	68	\$ 4,960,291
DARLINGTON TWP	0	\$ -	1	\$ 50,000	9	1	11	\$ 281,300
DAUGHERTY TWP	0	\$ -	24	\$ 686,880	0	2	26	\$ 1,034,335
ECONOMY BORO	18	\$ 3,604,300	13	\$ 169,850	109	3	143	\$ 6,444,861
FRANKLIN TWP	3	\$ 200,000	9	\$ 1,986,000	18	1	31	\$ 2,868,213
GREENE TWP	2	\$ 426,165	0	\$ -	3	0	5	\$ 490,165
HANOVER TWP	5	\$ 1,282,238	0	\$ -	2	0	7	\$ 1,294,238
HARMONY TWP	0	\$ -	1	\$ -	5	0	6	\$ 68,999
HOPEWELL TWP	4	\$ 650,400	3	\$ 63,140	33	4	44	\$ 1,212,167
INDEPENDENCE TWP	6	\$ 1,049,434	3	\$ 285,000	46	10	65	\$ 2,155,737
INDUSTRY TWP	0	\$ -	2	\$ 1,340,485	3	0	5	\$ 1,407,485
MARION TWP	1	\$ -	0	\$ -	0	0	1	\$ -
NEW SEWICKLEY TWP	4	\$ 707,236	4	\$ 935,292	56	1	65	\$ 2,471,016
NORTH SEWICKLEY TWP	2	\$ 617,955	3	\$ 15,000	19	0	24	\$ 1,145,576
OHIOVILLE BORO	6	\$ 1,764,000	0	\$ -	41	0	47	\$ 2,266,267
PATTERSON TWP	0	\$ -	0	\$ -	3	0	3	\$ 36,500
POTTER TWP	5	\$ 1,551,343	0	\$ -	5	0	10	\$ 1,973,893
PULASKI TWP	1	\$ 61,000	1	\$ 5,000	9	3	14	\$ 147,558
RACCOON TWP	1	\$ 67,700	0	\$ -	13	0	14	\$ 217,765
ROCHESTER TWP	1	\$ 35,897	2	\$ 167,000	55	3	61	\$ 573,457
SOUTH BEAVER TWP	6	\$ 1,725,000	2	\$ 288,000	19	0	27	\$ 2,928,484
WHITE TWP	0	\$ -	0	\$ -	3	1	4	\$ 31,000
TOTALS	118	\$ 25,074,706	144	\$ 49,388,883	900	70	1232	\$ 94,610,138

**2014 Building Permits****“Top 5’s”****Single Family**

Brighton Twp	28
Economy Boro	18
Chippewa Twp	10
Center Twp	9
Independence Twp	6
Ohioville Boro	6
South Beaver Twp	6

Commercial/Industrial

Daugherty Twp	24
Monaca Boro	13
Economy Boro	13
Franklin Twp	9
Baden Boro	8
Center Twp	8
Chippewa Twp	8

of Permits

Economy Boro	143
Brighton Twp	103
Center Twp	98
Monaca Boro	87
Chippewa Twp	68

Value

Shippingport Boro	\$12,015,007.00
Freedom Boro	\$11,580,850.00
Brighton Twp	\$ 9,149,250.00
Center Twp	\$ 7,694,491.00
Monaca Boro	\$ 6,496,075.00

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 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. This fund is available to help communities finance sewer 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 2014.

Community Development Program

CDBG Funded Projects - FY 2014 - 3 Funded Projects

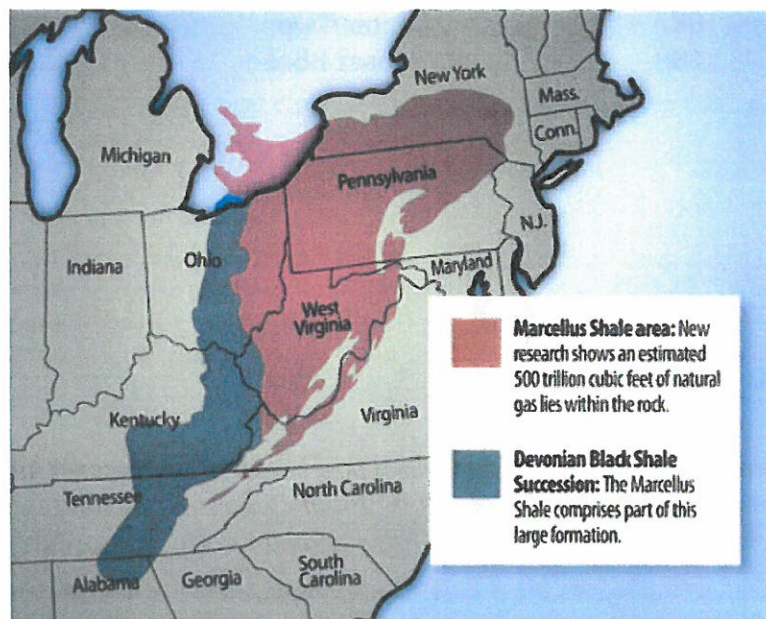
- Aliquippa Municipal Water Authority Adams Waterline Replacement
- Beaver Falls Municipal Authority Eagle Rock Road Waterline
- Midland Municipal Authority West End Hydrants

Water Allocation Application

During 2014, the Beaver County Planning Commission received two (2) 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 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. In 2014, Beaver County received **50** Act 14 notifications related to Marcellus Shale 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 2014, the BCPC reviewed seven (7) Act 537 Sewage Facilities Plan Revisions (see chart below).

Month	Applicant	Municipality
January	New Economy Business Park Plan of Lots	Ambridge Borough
March	Dietrich Plan of Subdivision No. 3	New Sewickley Township
April	Stoney Ridge Development	Center Township
May	Lutz-Fisher 2014 Plan	Franklin Township
July	Michael and Karen Alston Plan No. 2	Independence Township
September	Lillyville Sewer Extension	Franklin Township
November	Gumpf Plan of Subdivision	South Beaver Township

Agricultural Security Areas

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 2014, two (2) Agricultural Security Areas were submitted for review, one for Brighton Township and one for Franklin Township. Also, South Beaver Township submitted a modification to add three (3) parcels to their ASA.

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, 2014

County	Number of Farms	Acres	Purchase Price	Price per Acre
Adams	153	20,738	\$36,819,922	\$1,775
Allegheny	27	2,888	\$17,689,129	\$6,125
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	684	68,372	\$144,788,036	\$2,118
Blair	46	6,669	\$6,547,544	\$982
Bradford	11	3,163	\$2,613,269	\$826
Bucks	156	13,715	\$117,132,450	\$8,541
Butler	45	5,015	\$15,985,066	\$3,187
Cambria	13	2,155	\$2,283,173	\$1,060
Carbon	19	1,404	\$3,282,363	\$2,338
Centre	43	6,730	\$14,611,951	\$2,171
Chester	277	24,549	\$137,046,125	\$5,583
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	134	16,101	\$42,534,167	\$2,642
Dauphin	157	15,234	\$21,108,744	\$1,386
Delaware	2	198	\$2,678,360	\$13,527
Erie	58	7,413	\$13,286,428	\$1,792
Fayette	19	2,094	\$2,286,591	\$1,092
Franklin	127	16,559	\$30,865,143	\$1,864
Fulton	4	239	\$637,362	\$2,671
Greene	4	483	\$410,382	\$849
Huntingdon	7	848	\$1,144,337	\$1,350
Indiana	8	810	\$1,420,940	\$1,754
Juniata	18	2,346	\$1,589,157	\$677
Lackawanna	55	4,531	\$8,019,597	\$1,770
Lancaster	771	65,894	\$167,000,530	\$2,534
Lawrence	23	2,360	\$2,510,809	\$1,064
Lebanon	152	17,717	\$30,405,738	\$1,716
Lehigh	258	21,300	\$66,903,006	\$3,141
Luzerne	27	2,667	\$7,313,190	\$2,742
Lycoming	73	8,892	\$8,408,402	\$946
Mercer	48	8,040	\$6,420,850	\$799



PA DEPARTMENT OF AGRICULTURE
Agricultural Conservation Easements by County
as of December 11, 2014

Mifflin	20	2,295	\$2,548,827	\$1,111
Monroe	107	7,363	\$21,530,456	\$2,924
Montgomery	145	8,915	\$102,906,011	\$11,543
Montour	12	921	\$781,056	\$848
Northampton	147	13,756	\$57,941,303	\$4,212
Northumberland	18	2,147	\$2,582,409	\$1,203
Perry	53	8,323	\$5,980,761	\$719
Pike	2	210	\$584,164	\$2,788
Potter	7	1,136	\$821,615	\$723
Schuylkill	98	10,446	\$11,771,794	\$1,127
Snyder	22	2,393	\$3,027,475	\$1,265
Somerset	10	1,257	\$2,310,574	\$1,838
Sullivan	7	649	\$680,179	\$1,047
Susquehanna	31	6,192	\$5,221,034	\$843
Tioga	14	2,116	\$2,057,717	\$972
Union	75	7,823	\$9,645,461	\$1,233
Warren	2	310	\$294,652	\$951
Washington	31	5,030	\$8,744,007	\$1,738
Wayne	44	5,434	\$6,610,979	\$1,217
Westmoreland	88	11,858	\$24,706,684	\$2,083
Wyoming	9	1,388	\$1,405,682	\$1,013
York	261	39,889	\$70,337,250	\$1,763
Total	4,732	502,757	\$1,273,667,034	\$130.319

Projects for Review and Comment

In 2014, 113 projects were submitted to the Planning Commission for endorsement/consistency review.

Month	Applicant/Project/Description	Municipality
January	First Energy – Little Blue Run Dam & Saddle Dam	Greene
	First Energy – Cullen Drive Water Service Extension	Greene
	North Sewickley Sewer Authority - Phase III/Eastvale Sewer Improvements	North Sewickley
February	Tetra Tech – MarkWest Liberty Bluestone to Sunoco Pipeline (2)	Darlington
	BEI Consulting – Ambridge Reservoir	Aliquippa
	Pedersen & Pedersen – Freedom Middle School	Freedom
	Lennon Smith Souleret – Ambridge Redevelopment Project – (2)	Ambridge
	Herbert Rowland & Grubic – PennEnergy Resources – Beaver Pad 5	New Sewickley
	Utica Gas – CTG Pipeline/McDaniel Well Connect Project	South Beaver
	Columbia Gas of PA – Davis Rd Pipeline Replacement Project	Economy
	BF Municipal Authority – Eastvale Water Treatment Facility	Eastvale
	Columbia Gas of PA – Penn Avenue Pipeline Replacement Project	New Brighton
	Columbia Gas of PA – 2 nd Avenue Pipeline Replacement Project	Homewood
	Weavertown Industrial Park Development	Potter
	Utica Gas Services – SE Beaver Lateral Pipeline	Industry, Ohioville
	Aliquippa Dollar General Store	Center
	PennEnergy Resources – Beaver Pad 3	New Sewickley
	March	FirstEnergy – Bruce Mansfield Plant Pipe Rack—Improvements & Encroachment Permit
Aspen Fields PRD – NPDES Permit		Brighton
Municipal Water Authority of West View – Tevebaugh Run		Baden, Economy, New Sewickley
Village of Bradford Park Condo Plan		Economy
Ashley Ridge Plan – First National Bank - NPDES Permit		Brighton
Freedom Area School District – Freedom Middle School		Freedom
Scott Opalewski – NPDES Permit –130 Chiccarello Drive, Clinton, PA		Hanover
April	Freedom School District Building Expansion – Primary Center	Freedom
	PennEnergy Resources LLC – Beaver Pad 12 – Oil & Gas Lease	Marion
	Herbert, Rowland, Grubic – Kane Road Properties – NPDES Permit	Hopewell
	Victor Wetzel Associates – Veka, Inc. – NPDES Permit	Marion
	Columbia Gas of PA – CPA D-272 North Branch Road Pipeline Replacement & NPDES Permit	Center
	PennEnergy – Beaver Pad 12 Wells 1H, 2H, 3H & 4H - Oil & Gas Permit	Marion
	DCNR Grant –Mill Creek Community Park	Greene
	DCNR Grant – Brush Creek Special Needs Playground, Comfort Rooms, Recreation Master Plan, Feasibility Study	Beaver County
	West View Municipal Authority – BC Water Treatment Plant -Water Quality Permit	Baden, Economy
	Kirsch Property – NPDES, Water Quality, & Encroachment Permits	New Sewickley
DCNR Grant – Community Park Playground Project	Darlington	
Colona Transfer, LP – Repairs on Barge Facility, Encroachment Permit	Monaca	
Center Township Sewer Authority Grant Application – Woods Avenue Sewer Rehab Project	Center	

Projects for Review and Comment (cont'd)

May	US Electrofused Minerals, Inc. - NPDES Permit	Aliquippa
	ABARTA Oil & Gas Co. - Nye Well Pad - Oil & Gas Permit	Franklin
	Ingro's Family, LLC - NPDES Permit	Beaver
	Hotel Enterprises, LLC - Beaver Falls Sleep Inn – NPDES Permit	Big Beaver
	West View Municipal Authority – NPDES, GP3 & GP4 Permits	Baden, Economy
	Utica Gas Services, LLC – Victory Pipeline – Oil & Gas Permit	Industry, Brighton
	Utica Gas Services, LLC – Blackhawk Gathering Line – Oil & Gas Permit	South Beaver
	Lodging Construction LLC - My Place Extended Stay Hotel - NPDES Permit	Center
	PennEnergy Resources, LLC - Beaver Pad 5, Wells 1H, 2H, 3H & 4H - Oil & Gas Permit	New Sewickley
	South Side Elementary School Site Improvements – NPDES Permit	Greene
	Cardinal PA Midstream, LLC – Pike Compressor Station Facility – Oil & Gas Permit	New Sewickley
	Range Resources – Hanover Township 30 Impoundment – Oil & Gas Permit	Hanover
	ABARTA Water Management Plan - Oil & Gas Permit	Franklin
	Big Beaver Reservoirs Dam Breach & Stream Restoration	Koppel
	Center Township Sewer Authority – PA Small Water & Sewer Program Grant	Center
	Brighton Township Municipal Authority – Gypsy Glen Pump Station Electrical Improvements	Brighton
June	PennDOT – SR 51 Crescent Drive – Washout Repair	Darlington
	PennDOT – SR 1008, Segment 70, Soap Run Rd – Washout Repair/Encroachment Permit	Franklin
	PennDOT SR 65 Mercer Road - Washout Repair/Encroachment Permit	North Sewickley
	FHL Bank - Ambridge Crossing Project	Ambridge
	RT Environmental Services Inc. - Beaver Valley Slag - NPDES Permit	Midland
	PennDOT – SR 151 Bocktown Road Washout Repair/Encroachment Permit	Independence
	BC Community Development Program – FY 2014 - Funded Water & Sewer Projects (3)	Beaver County
	Weavertown Environmental – BC Industrial Development/Redevelopment	Beaver County
July	PennDOT – SR 3023 Park Road Pipe Replacement - Encroachment Permit	Independence
	Utica Gas LLC – Blackhawk Gathering Line (PGC West to Hodgdon) (2)	Darlington, South Beaver
	PennEnergy Resources LLC – Zahn Pipeline - Oil & Gas Permit	New Sewickley, Marion
	PennEnergy Resources LLC – Beaver Pad 12 Access Road - Oil & Gas Permit	Marion
	PennDOT – SR 18 Frankfort Road – Washout Repair/Encroachment Permit	Hanover
	Shultz Lodge Renovation Project – Two Mile Run Park – CFA Grant	Brighton
	Brunner Recycling Center – Solid Waste Permit Renewal	Harmony
	Community Park Project – Greenways, Trails & Recreation Grant Funds	Big Beaver
	Community Park Project – Greenways, Trails & Recreation Grant Funds	Patterson
	Two Mile Run Creek Restoration Project – PA Watershed Restoration & Protection Program	Brighton
	BC Conservation District – North Fork Little Beaver Creek – Growing Greener Grant	Darlington, South Beaver

Projects for Review and Comment (cont'd)

August	FirstEnergy Generation LLC – Bruce Mansfield Dewatering Facility - NPDES Permit	Shippingport
	PA Power Co. – Hoytdale-New Castle 138kV Reconductor Project - Encroachment Permit	Big Beaver
	Utica Gas – Darlington Pipeline – Oil & Gas Permit	Darlington, Big Beaver
	SPC – Stormwater Management Grant	
	National Fuel – West Side Expansion & Modernization Project – Oil & Gas Permit	North Sewickley
	PVE Sheffler – Encroachment & NPDES Permits – Pond & Channel Maintenance & Dredging (Connoquenessing Country Club)	North Sewickley
	PennEnergy Resources, LLC – Beaver Pad 8 – Oil & Gas Permit	New Sewickley
	Free Flow Power – Solia 6 Hydroelectric - Encroachment Permit	Industry
	Aliquippa Tin Mill Site Improvements – NPDES Permit	Aliquippa
	Finlay Township Municipal Authority Wastewater Treatment Facility	
	PennEnergy Resources, LLC – Beaver Pad 5, Well 2H Oil & Gas Re-permit	New Sewickley
	PennEnergy Resources, LLC – Beaver Pad 8, Well 4H Oil & Gas Re-permit	New Sewickley
	West View Municipal Authority – Baden Intake Building – Encroachment Permit	Baden, Economy, New Sewickley
September	BriMark Builders, LLC – Cobblestone Inn & Suites –NPDES Permit	Ambridge
	South Beaver Community Park – Bank Rehabilitation	South Beaver
	PennEnergy Resources LLC – Beaver Pad 9 Well 1H – Oil & Gas Permit	Marion
	CEC – Pike Compressor Station Facility – Re-notification/Oil & Gas Permit	New Sewickley
	CEC – Roberts Well Connect – Oil & Gas Permit	Chippewa
	Columbia Gas – Hoenig Rd Pipeline Replacement Project – Encroachment Permit	Economy
	Fahringer, McCarty, Grey Inc. – Lutz-Fisher Plan –NPDES Permit	Franklin
	Utica Gas Services – Roberts Well Connect – Oil & Gas Permit	Chippewa
	MarkWest Liberty – Bluestone to Sunoco Pipeline - Oil & Gas Permits	South Beaver, Darlington, North Sewickley, Marion, Franklin
October	Shell Chemical Appalachia LLC - 376 & SR 18 Interchange - NPDES Permit	Monaca
	PennDOT – SR 4031 Grange Rd Bank Stabilization – Encroachment Permit	Brighton
	Center Township Water Authority – Wells 5, 6 & 7 – NPDES Permit	Center
	Center Township Water Authority – Phase 1 Treatment Plant Upgrades/Water Quality Permit	Center
	Cardinal Midstream LLC – B1 to Pike Pipeline – Oil & Gas Permit	New Sewickley
November	Stone Quarry Commons Lot 15 – NPDES Permit	Center
	Cardinal Midstream LLC – B2 to B1 Pipeline – Oil & Gas Permit	New Sewickley
	CSXT – NPDES Permit	Monaca
	Cornerstone Christian Fellowship New Church Building – NPDES Permit	Hopewell
	Columbia Gas – D-1680 Freedom Pipeline Replacement –NPDES Permit	Rochester, New Sewickley
	Utica Gas – Blackhawk Gathering Line – Oil & Gas Permit	South Beaver
	Cardinal Midstream, LLC – Pike to MWE Pipeline - Oil & Gas Permit	New Sewickley
December	Shell-Franklin Relocation Project – Duquesne Light – NPDES Permit	Potter



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 2014, the Beaver County Planning Commission received and reviewed a total of **175** notifications.

<u>Permit Application Type</u>	<u>Quantity</u>
Air Quality Permits	14
Encroachment Permits	25
Mining Activity Permits	1
NPDES Permits	40
Oil & Gas Permits	50
Railroad Permits	3
Solid Waste Permits (residual, municipal, etc.)	22
Water Quality Permits	5
Water Management Plan/Withdrawal Plan Permits	5
Water Supply	2
Other/Miscellaneous	8
Total	175



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 2014, the Planning Commission received **22** solid waste permit applications for review and comment.

APPLICANT	LOCATION	DESCRIPTION
Nexeo Solutions, LLC	Freedom Borough	<ol style="list-style-type: none"> 1. Renewal permit: Hazardous Waste Storage Facility for the 150 West 4th Avenue facility 2. Minor permit modification: Freedom facility 3. Solid Water management application 4. DEP Completeness Review 5. PADEP Technical Deficiency Letter 6. Additional info received from PADEP
FirstEnergy Generation	Greene Township	<ol style="list-style-type: none"> 1. Construction Certification Report: Little Blue Run Residual Waste Disposal Impoundment 2. Major modification: Closure Plan for the Little Blue Run 3. Major modification: Closure Plan -Technical Review Letter Response 4. Construction certification report: Cove A Geotube 2014-1 (Little Blue Run) SW permit #300558 5. Chloride Interference Investigation for Little Blue Run / modification to Permit #300558
Evoqua Water Tech	Darlington Township	<ol style="list-style-type: none"> 1. Minor permit modification: Name change to Evoqua Water Technologies, LLC 2. Minor permit modification: Scrubber water solids removal system 3. DEP Completeness Review 4. PADEP Technical Deficiency Letter 5. Permit modification: Darlington facility 6. Class 1 Modification of Solid Waste Permit #PAD987270725
Aliquippa Metal Recovery	City of Aliquippa	<ol style="list-style-type: none"> 1. Permit for a beneficial use of blast furnace slag/steel slag processed at the 100 Bet-Tech Drive facility
Midland Metal Recovery	Midland Borough	<ol style="list-style-type: none"> 1. Permit for a beneficial use of blast furnace slag/steel slag processed at the 12th Street facility
Siemens Water Tech	Darlington Township	<ol style="list-style-type: none"> 1. PADEP Technical Deficiency Letter
Brunner Recycling Center	Harmony Township	<ol style="list-style-type: none"> 1. Permit renewal: Ambridge facility 2. PADEP letter concerning Bonding/Financial Assurances

Project Status Reports

The Beaver County Planning Commission presents a project status report that provides updates 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 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 documents on a quarterly basis.

www.elibrary.state.pa.us

Floodplain Maps

This year the BCPC received the Letter of Final Determination from FEMA (the preliminary maps were received in March of 2010) with an effective date of 02/17/2015. The BCPC will assist municipalities with adopting floodplain ordinances by 08/17/2015 (six months from effective date).

Transportation Planning

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

Beaver County Natural Heritage Inventory

The Beaver County Natural Heritage Inventory (updated from the previous 1993 inventory) was completed in December of 2014. It is available on the PNHP website: <http://www.naturalheritage.state.pa.us/>, as well as on the Beaver County public website.





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 29 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*

Since 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. On September 4, 2014, the BCPC received a letter of approval from the DEP for the Phase I Scope of Study. BCPC staff is working with the Beaver County Law Department to finalize a resolution for formal approval by the Board of Commissioners.

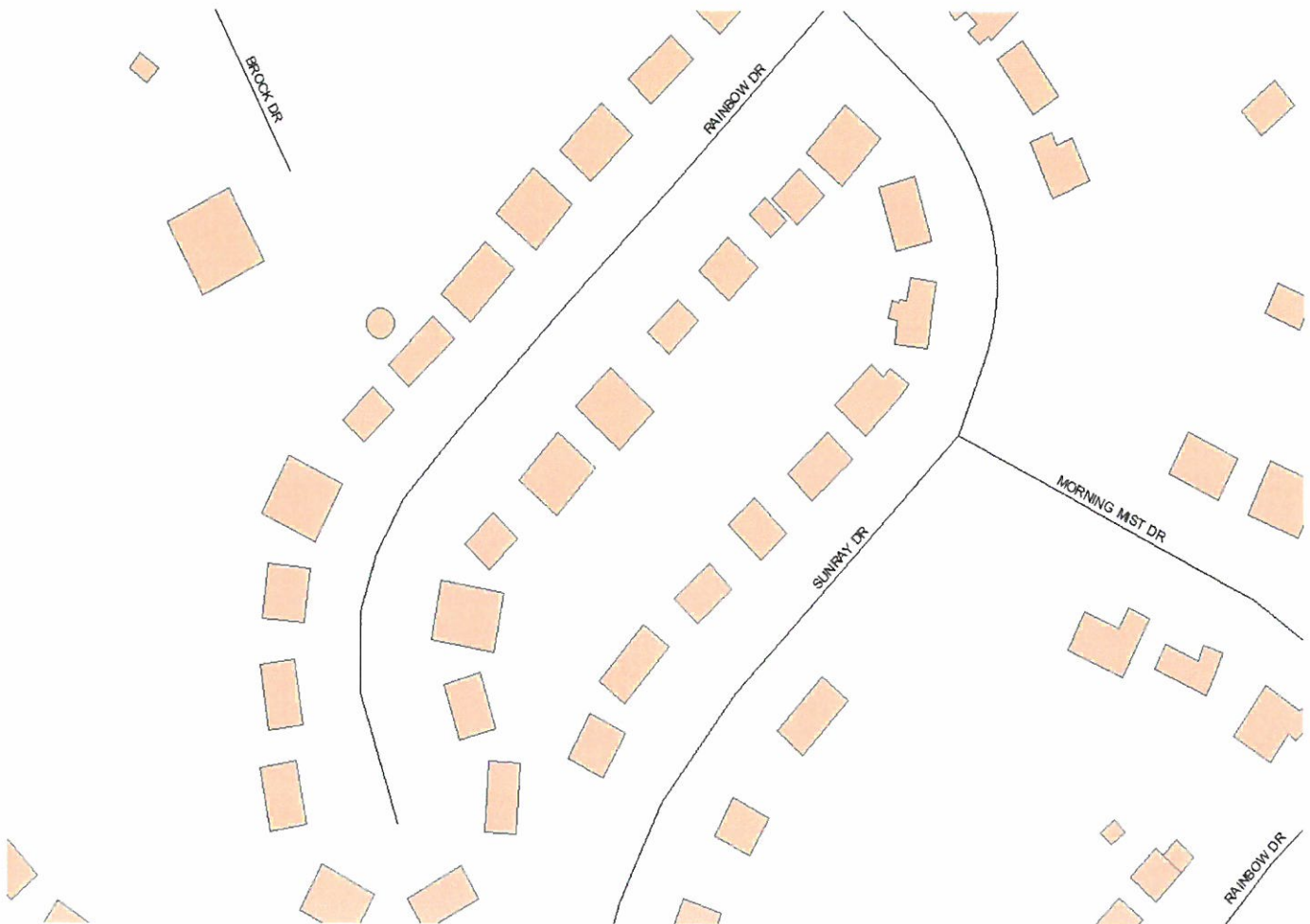
SPC Appalachian Regional Commission - Area Development Program (ARC)

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. In 2014, the Beaver County Planning Commission assisted the City of Aliquippa in applying for subsidies for the 2014 funding cycle.

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

GIS is used to support planning-related activities, activities in the Redevelopment Authority, the Agricultural Land Preservation Program, EMS, Assessment and other county departments. A new and improved Beaver County Portal became available this year, and can be found online at <http://www.beavercountypa.gov/gis-portal> and/or on the County homepage under Resources: GIS Portal. County agencies along with Baker Engineering and ESRI work together to make sure the system functions at full capacity to meet the unique needs of each office. The portal is free to the public for assessment information.

Projects this year included: county-wide zoning maps, boundary lines, tax parcel maps, a street atlas, building footprints, and election maps. Future projects include sewer and water lines and 3D imagery.



Shown above: a building footprint map prepared by the Beaver County Planning Commission

