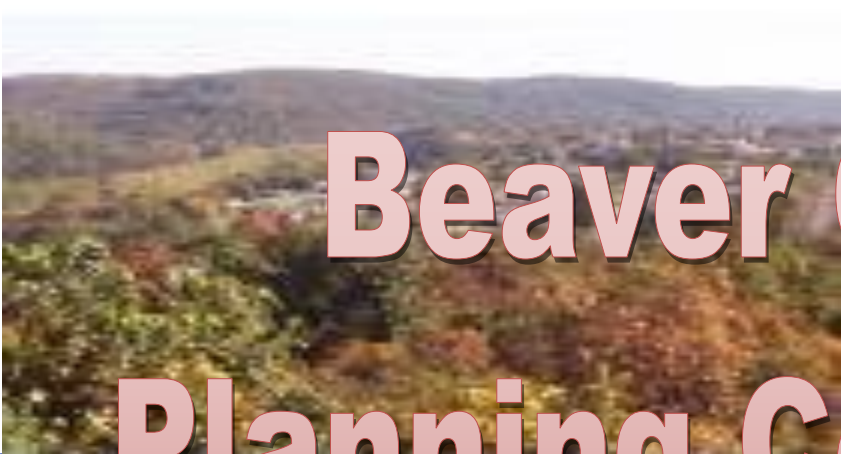




Beaver County Planning Commission Annual Report 2011





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 2011 Annual Report.

Beaver County Commissioners



*Joe Spanik
Beaver County Commissioner
2004-present*

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

*Charles A. Camp
Beaver County Commissioner
1999-2011*

Welcome



Dennis E. Nichols

Beaver County Commissioner

Commissioner Nichols is a resident of Brighton Township and a graduate of Bucknell University with a BS in Electrical Engineering. He has also received a Master of Business Administration degree from the University of Pittsburgh. He is a former business executive having held positions of general manager and executive vice president, among other senior management roles. He also served as the Chairman of the Brighton Township Board of Supervisors and is a former member of the Board of Directors of the Beaver Area School District. He is married to Madge Nichols, a special education teacher and is the father of three sons. The Beaver County Planning Commission very much looks forward to working with Commissioner Nichols.



Charles A. Camp
Beaver County Commissioner
1999-2011

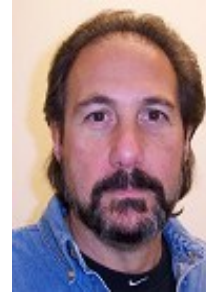
The Beaver County Planning Commission would like to thank Commissioner Charles A. Camp for his twelve years of public service. We recognize the role that he has played in advancing the County in the areas of facilities, transportation, bridges, parks, etc, and his guidance through these tough economic times. His ability to work with people in and out of the County has allowed Beaver County to remain a stable and attractive place to live and work. It has been our pleasure to work closely with "Commissioner Camp. His understanding and support of planning will be missed. We offer our best wishes to him and his family in all of their future endeavors.



Beaver County Planning Commission Board



Howard Stuber, Vice-Chairperson
July 1997-Present



Mark Piccirilli , Vice Chairperson
September 2009—2011



John W. Bragg
November 1997—Present



Judith Charlton
March 1979—Present



Mark A. LaValle
January 2003-Present



James A. Mitch
February 1986—
Present



Valerie McElvy
March 2009—Present



Karen Barness
2010 -Present



Joseph Zagorski
March 1997-Present



Samuel J. Orr , III
Legal Council



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County Comprehensive Plans

In 2010, The Beaver County Board of Commissioners adopted the Beaver County Comprehensive Plan. A key element in the plan is the establishment of five (5) Economic Development Target Sites. In 2011, initiatives undertaken in these sites included:

- Rochester—Completion of the Roundabout and the demolition of substandard structures.
- Big Beaver—The location of manufacturing facilities and associated jobs.
- Center/Potter—The commencing of a feasibility study regarding road infrastructure.
- Former LTV Site—Initiation/Completion/Continuation of internal site infrastructure (e.g., roadways, dock facilities, etc.)
- Midland—Property improvements scheduled and EPA and other State and Federal Partners were engaged regarding expediting multiple plan recommendations.

The Planning Commission will continue to perform its role in the implementation of the Beaver County Comprehensive Plan .

Municipal Comprehensive Plans

The Beaver County Planning Commission did not receive any municipal comprehensive plans in 2011. The County has offered technical assistance to municipalities for securing funding to update plans. The City of Beaver Falls received \$6,000 from DCED to update its Comprehensive Plan in 2011-12.



Subdivisions and Land Developments

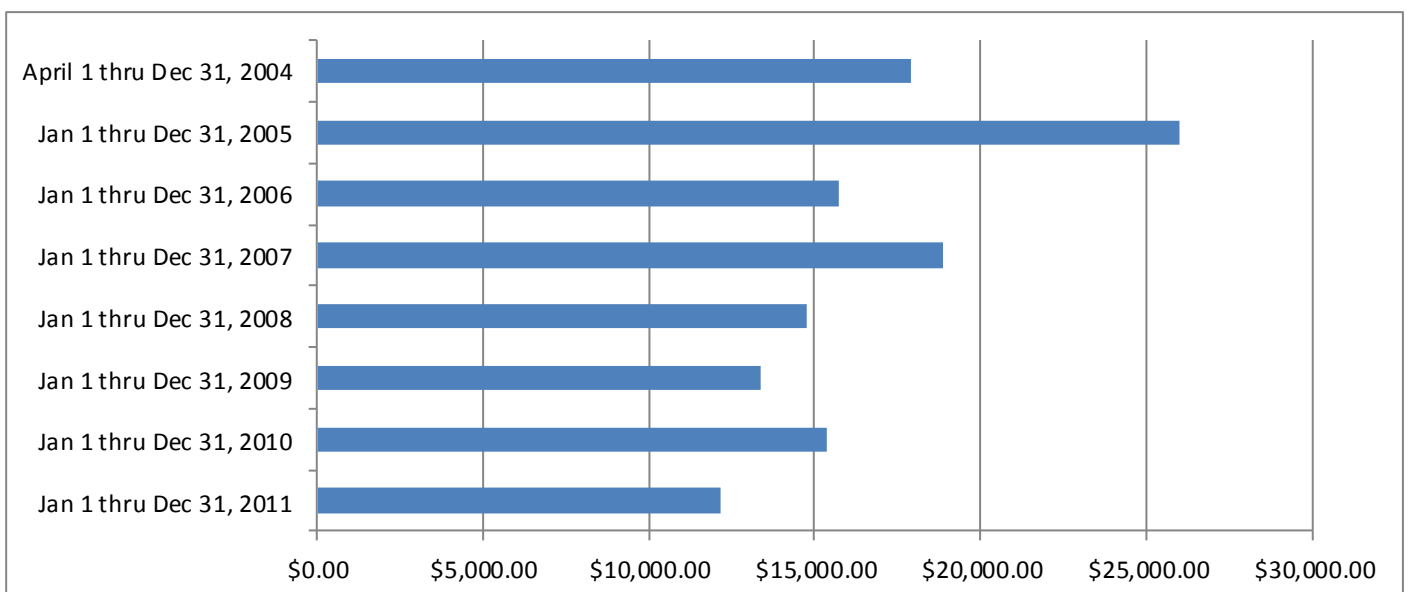
The Beaver County Planning Commission is required by the *Pennsylvania Municipal Planning Code Act of 1968, P.L. 805, No. 247 as amended, Article V* to review land development plans prior to municipal approval. The definition in the MPC for land developments is as follows:

“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 fee collections for the review of subdivision and land development plan submittals in March of 2004 (with fee increases adopted in April, 2008). The total amount collected from April 1, 2004, to December 31, 2011, was \$134,109.33 with yearly collections shown in the chart below.

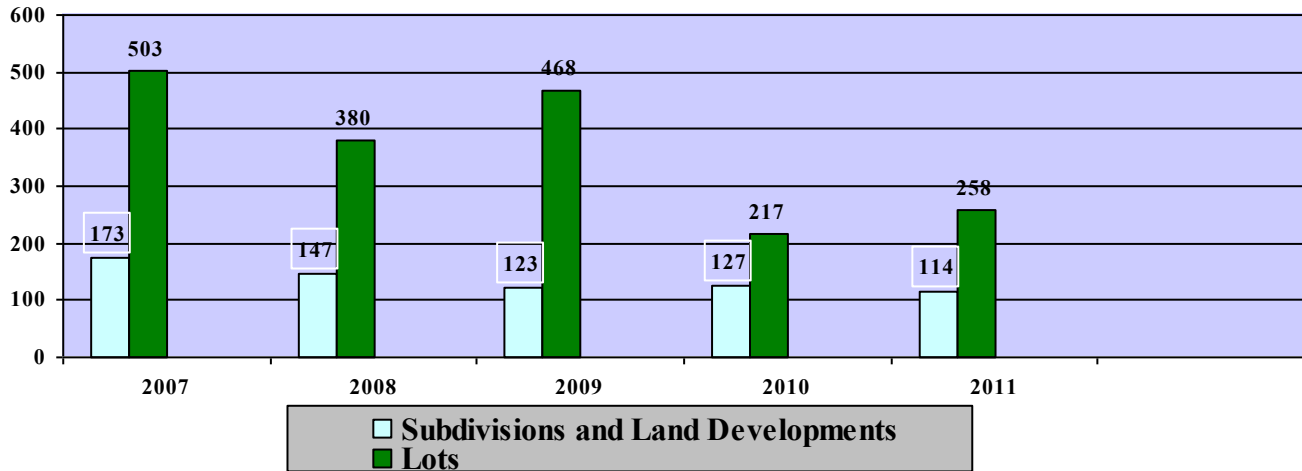




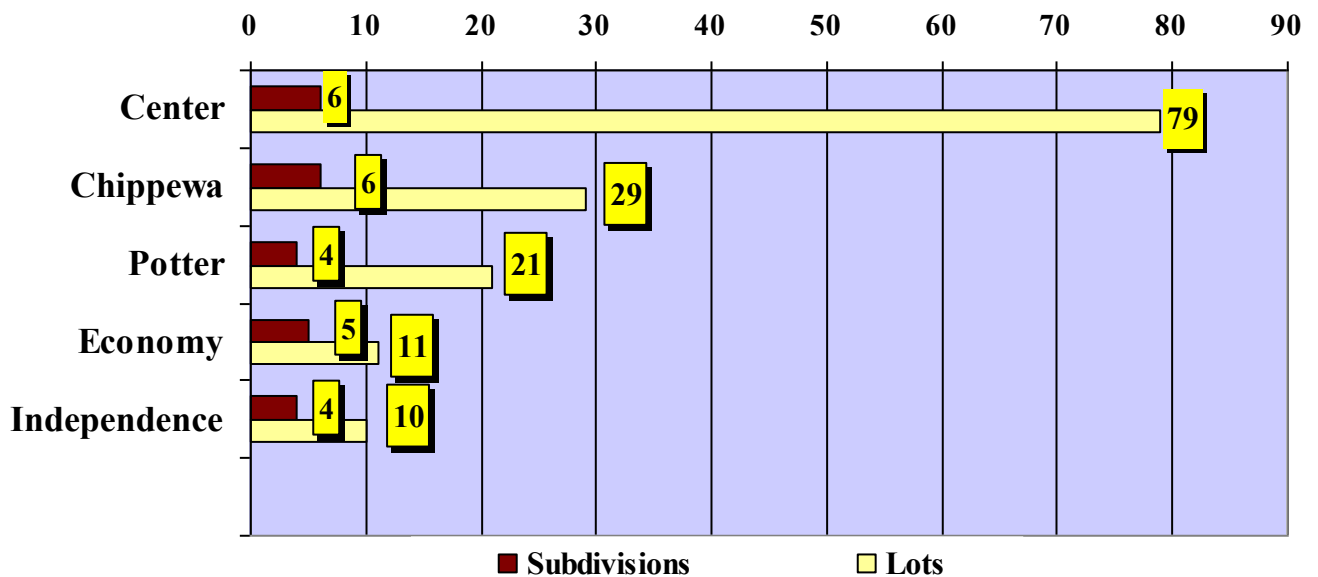
Summary

The Beaver County Planning Commission reviewed 114 subdivision and land development submittals during 2011. Of the submittals, 46 were minor subdivisions (two or less lots, lot line adjustments); 38 were major subdivisions (3+ lots); and 30 land developments (multi-family or non-residential). Lots created or proposed for development numbered 258. A total of over 2,400 acres were affected.

5-Year Comparison



The municipality with the most lot reviews was Center Township with 79 Lots. Chippewa Township was second with 29 lots. Potter was third with 21 lots. Economy was fourth with 11 lots and Independence was fifth with 10 lots.

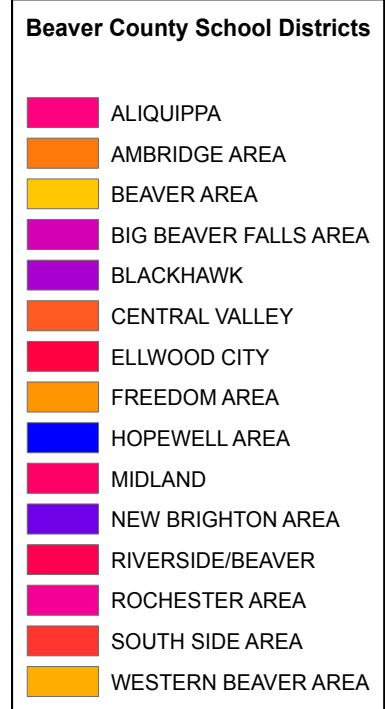
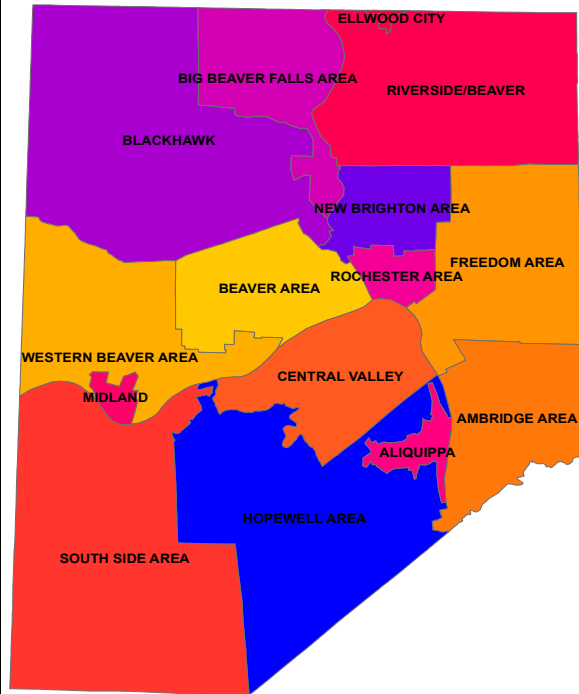




Subdivisions and Land Developments

Beaver County School Districts

School District	Lots	Acres
Aliquippa	7	53.27
Ambridge Area	17	60.828
Beaver Area	17	142.071
Big Beaver Falls Area	9	226.917
Blackhawk Area	35	185.14
Central Valley Area	102	604.655
Ellwood City (BC)	0	0
Freedom Area	5	109.719
Hopewell Area	25	529.425
Midland	2	0.342
New Brighton Area	8	1.971
Riverside Beaver Co.	11	255.34
Rochester Area	5	2.566
South Side Area	6	20.685
Western Beaver Area	9	217.557
Total	258	2410.486



Freedom Middle 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

Aliquippa Grocery Store LD

Ambridge Borough

Gladiator Steel Site Improvements LD

Vactor Truck Receiving Station LD

Beaver Falls City

Primary Health Network LD

Beaver Borough

Harold F. Reed Jr. LD

Center Township

Eat N Park Restaurant Drive Thru Window LD

ARDEX Office Addition LD

ARDEX Plant/Warehouse Addition LD

Chippewa Township

Site Improvements to Blackhawk Intermediate School LD

Site Improvements to Blackhawk High School LD

Site Improvements to Blackhawk Middle School LD

Darlington Township

Sprint—Valley Road LD

NOV TUBOSCOPE LD

Economy Borough

Liberty Hills—Phase 2 B LD (Economy Boro & New Sewickley Twp)

Villas at Economy LD

Franklin Township

Giant Eagle Get Go # 3182 LD

Dollar General LD (Atwell)

Harmony Township

H V Mill Roll Services Inc. LD

Mittica-Chell LD

Levinson Steel (Jerart) LD

Monark Student Transportation Corp. New School Bus Facility LD

Hopewell Township

Cornerstone Christian Fellowship LD

Brusters Old Fashioned Ice Cream LD

Dollar General Hopewell Township LD

North Sewickley Twp

Pine Valley Bible Camp LD

Rochester Boro

Sheetz Store 128R LD

*Subdivisions and Land Developments by Municipality for 2011*

<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	3	7	53.27	1	2.51	0.419
Ambridge Borough	2	5	5.31	3	4.04	0.211
Baden Borough	1	1	0.208	0	0	0
Beaver Borough	3	4	2.097	1	0.025	0.025
City of Beaver Falls	3	4	8.377	1	0.16	0.158
Big Beaver Borough	2	4	218.29	0	0	0
Bridgewater Borough	1	3	0.307	0	0	0
Brighton Township	2	7	29.817	0	0	0
Center Township	6	79	108.755	3	107.252	0.402
Chippewa Township	6	29	95.782	3	108.25	2.648
Conway Borough	0	0	0	0	0	0
Darlington Borough	1	2	1.04	0	0	0
Darlington Township	0	0	0	2	38.414	0.253
Daugherty Township	1	1	0.69	0	0	0
East Rochester Borough	1	1	0.23	0	0	0
Eastvale Borough	0	0	0	0	0	0
Economy Borough	5	11	55.31	2	56.9	16.264
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	3	7	218.451	2	106.83	0.214
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	2	3	18.462	0	0	0
Hanover Township	0	0	0	0	0	0
Harmony Township	0	0	0	4	20.95	0.828
Homewood Borough	0	0	0	0	0	0
Hookstown Borough	0	0	0	0	0	0
Hopewell Township	4	10	241.648	4	19.071	0.385

**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	3	11	209.17	0	0	0
Industry Borough	1	3	47.26	0	0	0
Koppel Borough	0	0	0	0	0	0
Marion Township	0	0	0	0	0	0
Midland Borough	1	2	0.342	0	0	0
Monaca Borough	1	2	0.283	0	0	0
New Brighton Borough	3	5	0.591	0	0	0
New Galilee Borough	0	0	0	0	0	0
New Sewickley Township	3	5	109.719	0	0	0
North Sewickley Township	3	4	36.889	2	38.514	0.512
Ohioville Borough	3	6	170.297	0	0	0
Patterson Heights Borough	0	0	0	0	0	0
Patterson Township	0	0	0	0	0	0
Potter Township	4	21	495.617	0	0	0
Pulaski Township	2	2	0.69	0	0	0
Raccoon Township	2	4	78.607	0	0	0
Rochester Borough	1	1	1.368	1	1.368	0.147
Rochester Township	2	2	0.968	0	0	0
Shippingport Borough	1	3	2.223	0	0	0
South Beaver Township	3	4	88.318	1	53	53
South Heights Borough	0	0	0	0	0	0
Vanport Township	1	2	107.753	0	0	0
West Mayfield Borough	0	0	0	0	0	0
White Township	1	1	.025	0	0	0
Total	84	258	2410.486	30	557.284	75.451

Subdivisions and Land Developments = 114 Total Submittals

**Building Permits**

Municipality	Single Family	Commercial/ Industrial	Improvements	Demolition	Total Permits	Value \$
City of Aliquippa	0	1	6	2	9	1,268,436
City of Beaver Falls	0	3	11	9	23	1,031,302
Ambridge Borough	0	2	1	-	3	155,000
Baden Borough	0	3	31	0	34	806,671
Beaver Borough	0	5	30	1	36	635,339
Big Beaver Borough	2	4	16	1	23	1,154,970
Bridgewater Borough	0	1	0	0	1	10,000
Conway Borough	2	4	16	1	23	561,871
Darlington Borough	0	0	2	0	2	—
East Rochester Borough	0	1	4	0	5	12,400
Eastvale Borough	NONE	RECIEVED				—
Economy Borough	27	5	131	4	167	5,710,896
Ellwood City Borough	NONE	RECEIVED				—
Fallston Borough	0	1	0	0	1	—
Frankfort Springs Borough	0	1	4	0	5	228,024
Freedom Borough	0	0	3	0	3	11,649
Georgetown Borough	NONE	RECEIVED				
Glasgow Borough	NONE	RECEIVED				
Homewood Borough	NONE	RECEIVED				
Hookstown Borough	NONE	RECEIVED				
Industry Borough	0	2	10	0	12	360,573
Koppel Borough	0	2	7	0	9	50,100
Midland Borough	0	6	11	2	19	507,248
Monaca Borough	1	1	21	3	26	536,786
New Brighton	5	0	15	3	23	562,251
New Galilee Borough	NONE	RECEIVED				
Ohioville Borough	1	1	42	2	46	461,615
Patterson Heights Borough	NONE	RECEIVED				
Rochester Borough	NONE	RECEIVED				
Shippingport Borough	0	0	2	0	2	3,600

**Building Permits**

Municipality	Single Family	Commercial/Industrial	Improvements	Demolition	Total Permits	Value \$
South Heights Borough	NONE	RECEIVED				
West Mayfield Borough	NONE	RECEIVED				
Brighton Township	9	1	59	2	71	3,423,085
Center Township	14	8	65	5	92	9,232,811
Chippewa Township	27	4	44	1	76	30,978,041
Darlington Township	4	1	15	0	20	918,478
Daugherty Township	1	1	24	2	28	3,586,325
Franklin Township	2	5	13	0	20	2,590,694
Greene Township	7	1	12	1	21	1,786,873
Hanover Township	3	0	2	0	5	560,142
Harmony Township	NONE	RECEIVED				
Hopewell Township	10	7	41	4	62	3,776,030
Independence Township	2	0	14	0	16	624,173
Marion Township	1	2	10	0	13	—
New Sewickley Township	15	5	53	2	75	5,632,336
North Sewickley Township	5	1	4	2	12	1,072.73
Patterson Township	NONE	RECEIVED				
Potter Township	1	0	1	0	2	145,100
Pulaski Township	0	0	12	6	18	149,246
Raccoon Township	0	0	10	0	10	94,900
Rochester Township	2	1	23	0	26	1,091,792
South Beaver Township	5	1	26	3	35	1,511,830
Vanport Township	0	0	3	0	3	18,600
White Township	0	0	4	0	4	10,487
TOTALS	146	81	798	56	1081	\$81,271,947

TOP 5's**SINGLE FAMILY**

Chippewa Twp 27
Economy Boro 27
New Sewickley 15
Center Twp 14
Hopewell Twp 10

COMMERCIAL/IND.

Center Twp 8
Hopewell Twp 7
Midland Boro 6
Beaver Boro 5
Economy Boro 5
Franklin Twp 5
New Sewickley 5

TOTAL PERMITS

Economy Boro 167
Center Twp 92
Chippewa Twp 76
New Sewickley 75
Brighton Twp 71

VALUE

Chippewa Twp \$30,978,041
Center Twp \$9,232,811
Economy Boro \$5,710,896
New Sewickley \$5,632,336
Hopewell Twp \$3,776,030

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.

**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 which were actually adopted by the municipalities.

<u>Municipality</u>	<u>Month</u>	<u>Description</u>
North Sewickley Twp	February	Proposed Map Amendment (Kirby Property)
Greene Twp	February	Proposed Amendments to Code (01-2011 & 02-2011)
Hanover Twp	March	Proposed Zoning Ordinance #59 revision (Oil & Gas Resource Development)
Darlington Twp	March/June	Proposed Zoning Amendment (Assembly Hall and Bed & Breakfast)
Aliquippa City	March	Proposed Zoning Amendment—(Ordinance #1 of 2011—Day Care Centers)
Hopewell Twp	April	Proposed Zoning Amendment (Oil & Gas Exploration)
South Beaver Twp	May	Proposed Zoning Map Amendment (South Beaver Tactical, LLC)
Brighton Twp	May, Aug	Proposed Zoning Amendment (Oil & Gas Exploration)
Hanover Twp	May	Proposed Zoning Amendment (Airport Hazard Overlay)
Patterson Twp	June	Proposed Zoning Amendment (# 431) & Proposed Ordinance—Political Signs Size
Darlington Twp	June	Proposed Zoning Amendment (Assembly Hall & Bed & Breakfast)
Beaver Boro	July	Proposed Zoning Ordinance Review
Ambridge Boro	July	Proposed Zoning Amendment (Oil & Gas Exploration)
Monaca Boro	August	Proposed Zoning Amendment (Oil & Gas Exploration)
Brighton Twp	August	Proposed Zoning Amendment (Oil & Gas Exploration)
Darlington Twp	Oct.	Proposed Zoning Amendment (Definition of Principal Use)
Brighton Twp	Oct	Proposed Zoning Amendment (Official Map)
Darlington Twp	Nov	Proposed Zoning Amendment (Oil & Gas Exploration)
Brighton Twp	Nov	Proposed Zoning Amendment (Oil & Gas Dev Sites & Mineral Extraction)
Independence Twp	Nov	Proposed Zoning Amendment (Oil & Gas Exploration)
Hanover Twp	Nov	Proposed Zoning Amendment (Airport Airspace Hazard Overlay Ordinance)
Greene Twp	Dec	Proposed Zoning Amendment (Oil & Gas Exploration)
Hopewell Twp	Dec	Proposed Zoning Amendment (Oil & Gas Exploration)

Historical Preservation Ordinance Review

A Historical Preservation Ordinance was submitted by Beaver Borough in 2011.

Subdivision and Land Development Ordinances

The Beaver County Planning Commission received one request to review a Subdivision and Land Development Ordinance. The following chart shows the complete list of reviews. It does not show what was actually adopted by the municipality.

<u>Municipality</u>	<u>Month</u>	<u>Description</u>
New Sewickley Twp	February	Amended and Restated Subdivision and Land Development Ordinance.

Codification of Ordinances

The Beaver County Planning Commission received one Codification of Ordinances in 2011 from Darlington Township.

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.

Community Development Program of BC—FY 2011 CDBG Program

Midland Borough -- Combined Sewers Project

Rochester Township -- Sharon Rd. Storm Sewers Project

Water Allocation Application

During 2011, the Beaver County Planning Commission did not comment on any Water Allocation applications.



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 to 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 2011, the BCPC reviewed three (3) Act 537 Sewage Facilities Plan Revisions listed below.

<u>Municipality</u>	<u>Applicant</u>	<u>Descriptions (Revision to...)</u>
Hopewell Twp	Simoni-D'Allessandris SFTF	Install a small flow treatment facility for two residences on two lots to replace a malfunctioning septic system. 800 gpd
Ambridge Boro	Northern Ambridge Retail Center	Construct a gravity sewer extension near the intersection of 12th Street and Wagner Street to the Ambridge Boro Municipal Authority to connect with the Northern Ambridge Retail Center. 3,300 gpd or 8.5 EDU's.
New Sewickley Twp	Frank J. Pelly, Jr.	Installation of a 500 gpd small flow treatment facility to serve a four bedroom house on a 1.25 acre lot (Lot 17—Pelly Property).

SFTF—Small Flow Treatment Facility

gpd—gallons per day

STP—Sewage Treatment Plant

sf—square foot/feet

EDU's— Equivalent Dwelling Units

Agricultural Security Area (ASA) Reviews

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 who commit a minimum of 250 acres, and meet 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 2011, five (5) Agricultural Security Area were submitted for review.

- May: New Sewickley Twp
- June: Marion Twp
- July: Independence Twp, Potter and Raccoon Twps



PA DEPARTMENT OF AGRICULTURE

SUMMARY OF AGRICULTURAL CONSERVATION EASEMENTS BY COUNTY - Dec 2011

<u>County</u>	<u>Farms Preserved</u>	<u>Acres Preserved</u>	<u>Purchase Price</u>	<u>Average Price Per Acre</u>
Adams	143	19,499	34,308,813	1,759
Allegheny	20	2,152	13,861,410	6,442
Armstrong	3	261	514,510	1,975
Beaver	21	2,162	5,257,110	2,432
Bedford	14	2,792	1,738,832	623
Berks	634	64,290	134,585,334	2,093
Blair	41	5,997	5,564,529	928
Bradford	10	2,530	1,980,049	783
Bucks	126	11,134	99,293,302	8,918
Butler	38	4,334	13,356,842	3,082
Cambria	10	1,774	1,857,197	1,047
Carbon	17	1,323	2,981,763	2,254
Centre	38	6,218	12,924,730	2,079
Chester	239	21,566	121,595,498	5,638
Clinton	20	1,945	1,917,224	986
Columbia	33	3,424	3,243,455	947
Crawford	4	894	893,883	1,000
Cumberland	120	14,630	37,513,211	2,564
Dauphin	138	13,608	18,906,931	1,389
Delaware	2	198	2,678,360	13,527
Erie	55	6,892	12,345,630	1,791
Fayette	16	1,720	1,830,977	1,065
Franklin	116	15,491	28,950,441	1,869
Fulton	3	189	512,362	2,717
Greene	1	108	108,323	1,000
Huntingdon	6	691	956,309	1,384
Indiana	7	715	1,230,140	1,721
Juniata	15	1,953	1,384,282	709
Lackawanna	47	4,088	6,960,857	1,703
Lancaster	690	60,094	150,687,782	2,508



PA DEPARTMENT OF AGRICULTURE

SUMMARY OF AGRICULTURAL CONSERVATION EASEMENTS BY COUNTY - Dec 2011

<u>County</u>	<u>Farms Preserved</u>	<u>Acres Preserved</u>	<u>Purchase Price</u>	<u>Average Price Per Acre</u>
Lawrence	21	2,142	2,244,435	1,048
Lebanon	138	16,361	27,114,101	1,657
Lehigh	245	20,459	63,725,082	3,115
Luzerne	23	2,392	6,393,312	2,673
Lycoming	61	7,884	7,293,420	925
Mercer	43	7,141	5,818,560	815
Mifflin	18	2,020	2,168,245	1,073
Monroe	96	6,735	19,366,637	2,876
Montgomery	133	8,351	96,450,811	11,550
Montour	12	921	781,056	848
Northampton	106	11,390	48,840,544	4,288
Northumberland	17	2,018	2,376,553	1,177
Perry	45	7,559	5,590,054	740
Pike	1	98	295,200	3,000
Potter	6	985	670,105	680
Schuylkill	93	9,987	10,825,464	1,084
Snyder	21	2,320	2,927,628	1,262
Somerset	8	955	1,983,853	2,077
Sullivan	6	606	601,681	993
Susquehanna	28	5,801	4,634,798	799
Tioga	12	1,791	1,589,884	888
Union	68	7,028	8,524,837	1,213
Warren	2	310	294,652	951
Washington	27	4,374	7,559,599	1,728
Wayne	40	5,097	6,004,494	1,178
Westmoreland	79	10,764	22,309,154	2,073
Wyoming	9	1,388	1,405,682	1,013
York	244	37,991	65,212,794	1,717
Grand Total	4,229	457,537	1,142,942,720	2,498

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

During 2011, 35 projects were submitted to the Planning Commission for endorsement/consistency review.

<u>Applicant</u>	<u>Project Name/Description</u>	<u>Location</u>
Aliquippa City	Construction of grocery store	Aliquippa City
Baden Boro Mun. Auth.	Baden Sewage Treatment Plant Upgrade & SR Interceptor Relocation	Baden Boro
Stream Restoration, Inc.	Raccoon Creek Watershed Conservation Plan	Raccoon, Potter, Center, Independence & Hopewell
Center Twp Water Auth	Center Twp Water Auth—Collector Well Project	Center Twp
Economy Boro	Economy Boro Road and Wal-Mart Supercenter	Economy Boro
Rosenberger Land Co	1862 Ridge Rd Ext. Fill Site—Economy Boro	Economy Boro
Zarembo Land Dev LLC	Dollar General—Hopewell Twp	Hopewell Twp
Michael Baker Jr., Inc.	Gallo Park—Rochester Twp	Rochester Twp
BC Airport Auth	First Energy Emergency Operations Facility	Chippewa Twp
Brighton Twp	Hardy Field Renovation Project	Brighton Twp
Ohioville Boro	Ohioville Boro Community Park Improvement Project	Ohioville Boro
BC CED	Beaver Boro Riverfront Park	Beaver Boro
Beaver Falls	Wallace Run Launch Project	Beaver Falls City
Spiniello Development	Spiniello Development Project	Big Beaver Boro
Zelienople Mun Airport Auth	Design & Construction of taxi lanes, and airport access road.	Franklin Twp
Community Development of BC	Water & Sewer projects (Midland Boro combined sewers, and Rochester Twp Sharon Rd Storm Sewers	Midland & Rochester
FirstEnergy Generation	Bruce Mansfield Plant DDB Disposal Facility	Shippingport Boro
Traditions of America	Liberty Hills LD	Economy & New Sewickley
Ohio River Trail Council	Conservation Alliance Grant	Ohioville Boro
Doll Lumber Co.	William Ferry Timber Harvest	Raccoon Twp
Economy Boro	Economy Boro Road & Wal-Mart Supercenter	Economy Boro
Ohioville Boro	SR 4047 Culvert Replacement Project	Ohioville Boro
PennDOT	SR 1015-B01 over Connoquenessing Creek Bridge Replacement Project	Marion Twp
PennDOT	SR 0288 Section B05—over Camp Run	Franklin Twp
PennDOT	SR 1015, Hartzell School Rd Ridge Replacement	Franklin & Marion Twps
Maronda Homes	Whispering Pines Phases II & III—County Land Use Letter	Economy Boro
BC CED	Bredero/Shaw Project (former LTV Tin Mill Site)	Aliquippa City
BC Airport Auth	Rehab (overlay) Runway 10-28 Parallel Taxiway and RSA	Chippewa Twp
Rochester Boro Sewer & Maintenance Auth	2011 Sewer Improvements Project	Rochester Boro
Frank J. Pelly, Jr.	Lot 17—Pelly Property	New Sewickley Twp
Georgetown Sand & Gravel	Proposed Mooring Facility	Greene Twp
Sheetz	Construct new Sheetz Store on Adams Street	Rochester Boro
BC Commissioners	Bradys Run Lodge Bridge Replacement	Brighton Twp
Monaca Boro	Ohio River Trail	Monaca Boro
Midland Boro	Ohio River Trail	Midland Boro

M A—Municipal Authority

S & M A—Sewer & Municipal Authority

S A—Sewer Authority

J A—Joint Authority

**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 2011, the Planning Commission received 15 solid waste permit applications for comment.

APPLICANT	LOCATION	PROJECT DESCRIPTION
Siemens Water Tech Corp.	Darlington Twp.	Minor permit modification for the merger of Siemens Water Technology into Siemens Industry
Waste Mgmt. of PA	Ambridge	Minor permit modification for operating plan to salvage recyclable materials
FirstEnergy Corp.	Greene Twp.	Minor permit modification for an additional 2-year demonstration period and revised ditch design at Little Blue Run Waste Disposal Impoundment
Waste Mgmt. of PA	Ambridge	Renewal Permit extending expiration date of solid waste permit to conduct salvaging activities
Babcock & Wilcox Co.	Big Beaver Boro	Renewal Permit for EAF Dust Landfill at the IPSDCO Koppel Steel Mill
Enon Valley Garlic	Darlington Twp..	Permit for composting of manure, yard waste, source separated food scraps, etc.
Lockwood Farm	Darlington Twp.	Permit for composting of manure, yard waste, source separated food scraps, etc.
FirstEnergy Corp.	Greene Twp.	Minor modification to SW permit for Little Blue Run Waste Disposal Impoundment
Joseph J. Brunner, Inc.	New Sewickley Twp.	Renewal Permit for Brunner Municipal Waste Landfill
Nexeo Solutions, LLC	Freedom Boro	Permit modification due to change in ownership and operational control of the former Ashland Inc. facility in Freedom
Waste Mgmt. of PA	Ambridge	Notice of Intent to Deny from PADEP for application of minor modification of permit to conduct salvaging activities
Joseph J. Brunner, Inc.	New Sewickley Twp.	Technical Deficiency Letter for Brunner Landfill—I.D. No. 101439
FirstEnergy Corp.	Greene Twp.	Permit to expand Little Blue Run Waste Disposal Impoundment to dispose Coal Combustion By-products from the Bruce Mansfield Plant
Waste Mgmt. of PA	Ambridge	Minor Permit Modification authorizing a Salvaging Plan for the recovery of recyclable materials
FirstEnergy Corp.	Greene Twp.	Phase I Application for Bruce Mansfield Plant Coal Combustion By Product (CCB) Disposal Facility



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. Below is a chart of 2011 grants within Beaver County, for a full project list please contact the office.

Project	Project Description	Project Status
ORTC	North Shore Grant Application	Consultant hired
ORTC	South Shore Feasibility Study	Closed out
ORTC	EPA grant Application Brownfield Redevelopment	On-Going
ORTC	NPS grant application	Completed
Floodplain Management	Assist municipalities with ordinance updates to the new regulations	On-Going
Stormwater Management	Act 167 Phase 1	On-Going
Multiple	Water Trail	On-Going

E-library

E-library is a service of the Commonwealth of Pennsylvania which provides municipal comprehensive plans, zoning ordinances, subdivision and land development ordinances and other municipal ordinances via internet for public viewing. 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 base. www.elibrary.state.pa.us

**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 2011, the Beaver County Planning Commission received and reviewed a total of 169 notifications.

<u>Type of Permit Application</u>	<u>Quantity</u>
<i>Air Quality Permits</i>	16
<i>Encroachment Permits</i>	40
<i>Mining Activity Permits</i>	6
<i>NPDES Permits</i>	25
<i>Railroad Permits</i>	4
<i>Solid Waste Permits (Residual/Municipal)</i>	26
<i>Water Quality Permits</i>	5
<i>Water Allocation Permits</i>	1
<i>Oil and Gas Permits</i>	25
<i>Hazardous Waste Permits</i>	4
<i>Other</i>	17
<i>Total Permits</i>	168

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.

Floodplain Maps

The BCPC received the preliminary maps in March 2010, and are 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.

[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 Federal Census Bureau with information for the 2010 Census for Beaver County. *The information is available for Beaver County online at the above sites.*

[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 certain 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 2011, the Beaver County Planning Commission prepared the joint publication of the required notice for all the MS4 municipalities that are within or serve Beaver County. The BCPC coordinated this effort, with each municipality paying its prorated portion of the advertisement cost.

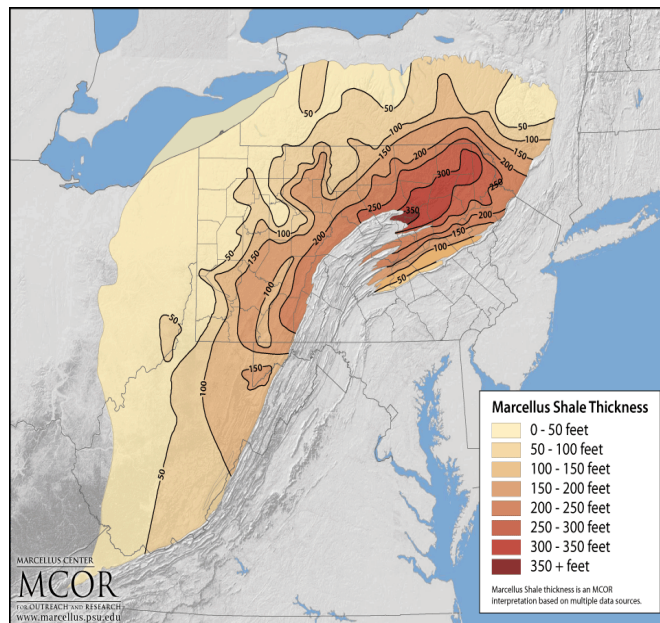
In 2011, twenty-nine mandated communities participated in the joint ad.

[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 was 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 revisions to the Phase I Stormwater Management Plan. 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.



Marcellus Shale Map derived from Penn State Web Site



Horizontal drilling rig for natural gas in the Marcellus formation in eastern Lycoming County, Pennsylvania



Source: Marcellus Shale Coalition

Production Processes

The production of natural gas from the Marcellus Shale formation is important, because it produces a clean-burning Pennsylvania-based energy source in an environmentally sound manner. It also provides economic benefits to communities across the Commonwealth. Natural gas producers already invested more than \$4 billion in Pennsylvania in lease and land acquisition, new well drilling, infrastructure development and community partnerships, with an even greater investment expected in the future.

Leasing

Natural gas producers begin the process of exploring and producing natural gas by obtaining gas and mineral rights from property owners interested in leasing their land for potential drilling activity. Land professionals, or a “landman”, conduct due diligence by researching in county courthouses for information on property owners. They then meet with those owners to develop a lease agreement allowing the gas producer the right to produce natural gas from their mineral estate.

The lease typically includes a per-acre signing bonus for a specified number of years and an agreed-to royalty payment to the property owner if a well produces natural gas. A number of market-based factors influence the terms included in each agreement.

Leases also include provisions to allow for the construction of underground gathering lines to transport natural gas from wells to larger transmission pipelines and processing plants. Landowners are compensated for the use of property needed for these pipelines, as well as other facilities that may be needed.

It is important to note that leases are legal and binding documents. The lease or “contract” represents the official written agreement between two parties, usually the gas company and the mineral/gas owner.

Exploration

Prior to drilling, gas producers study the specific geologic conditions beneath the ground to evaluate the potential to produce natural gas. Geophysicists use both two- and three-dimensional seismic testing approaches to learn about underground rock formations such as the Marcellus Shale.

Seismic trucks are used to generate geologic images, by sending waves into subsurface rock formations thousands of feet below ground that are reflected back to the surface and received by microphones or geophones that are strategically embedded in the ground and on the earth’s surface. Geophones translate the vibrations received from the ground into electrical signals which are transmitted to a recording truck that logs the acquired data to be processed on a computer.

Three-dimension seismic testing, a more advanced tool, involves the placement of small charges into holes approximately 20 feet in depth on a grid and firing those charges in a timed sequence. Geophone instruments record the data generated by the test, showing three-dimensional images of the rock formations, including the Marcellus formation. By providing data about the location and thickness of the shale in that area, the three-dimensional seismic image helps geologists increase the probability of a more accurate placement of drilling locations.

Marcellus Shale

Drilling

Marcellus gas wells can be drilled using vertical or horizontal technologies. Vertical wells are sometimes first drilled in an area to obtain information valuable for planning the drilling of more costly and technically demanding horizontal wells. Marcellus Shale natural gas wells in Pennsylvania are drilled horizontally because it offers access to a larger quantity of natural gas, while disturbing a smaller area on the surface. Both vertical and horizontal Marcellus Shale wells produce marketable quantities of natural gas

The drilling process focuses first on reaching – and protecting – water-bearing zones beneath the ground. Drilling is completed using a small amount of lubricating agents, then the entire length of the well, from the surface to the groundwater strata, is cased and cemented tightly to form a barrier between the wellbore and the earth. As the drill continues to push deeper into the earth, a series of long drilling pipes follow it to establish the well. While drilling through the water barrier there may be short-term cloudiness or turbidity and diminishing of flow.

After drilling vertically to the depth that reaches slightly above the Marcellus Shale formation, the drill bit can then turn to push its way horizontally into the Marcellus Shale, sometimes as much as 5,000 feet, into the formation. This allows for the extraction of larger quantities of natural gas from a single wellhead. Marcellus Shale wells generally take between 15 and 30 days to drill, operating around the clock.

Well Casing

The casing process keeps the well open and protects the earth, similar to the efforts to protect groundwater. The hard metal casing shores up the wellbore and extends through both the vertical (if the well is completed vertically) and the horizontal drilling phases, assuring the long-term integrity of the well from end-to-end.

Cement is then pumped down the well under pressure and forced up the outside of the steel casing until the well column is sealed. The casing process ensures that the producing well is isolated from any fresh water zones. This assures during the producing life of the well that fracture fluids, produced brine water and natural gas are isolated and the freshwater bearing zones are protected.

Hydraulic Fracturing

Extracting natural gas from horizontal Marcellus Shale wells requires the use of more water than traditional shallow vertical wells, ranging between three and five million gallons of water per well. Gas producers must identify and obtain permits from the state regulatory agencies to withdraw water from streams or rivers, with additional oversight on limiting water withdrawals to protect fish and aquatic life. New technologies, however, are allowing producers to recycle much of their water. On average, MSC producers reuse nearly 60 percent of their water, and this figure is expected to grow even larger. In some cases, producers are recycling 100 percent of their water.

Water used in the fracturing process is transported to the site where it is mixed carefully with sand and other lubricating agents, which are all listed publically on the DEP's website. The first step in the process involves setting a charge, similar to a rifle shot, in a specific area of the Marcellus Shale formation at the end of the well bore. Setting the charge perforates the casing and cement and starts the fracture of the shale formation, opening the interior of the casing to the formation. The fracturing fluids – made up of more than 99.5 percent water and sand – is then injected under controlled high pressure to break open the formation, and expand and hold open the fractures, allowing the natural gas to flow to the well head.

It can take several days to complete the fracture stimulation process, and requires continuous monitoring to ensure the safety of workers and the protection of the environment. Natural gas companies invest millions of dollars to develop a single well. Protecting that investment through a safe operation and successful completion is the first priority for every well drilled.

After a successful fracturing procedure, wells are tested using a controlled flaring process and plugged while equipment is put in place to allow the well to move to the production phase. Some development areas have a pipeline ready to take the gas to market. In these areas, the producer will typically put the gas directly into the pipeline so there is no visual sign of flaring.

Marcellus Shale gas developers recognize that the drilling process is not without short-term inconveniences. The project requires a large fleet of trucks to service the site including on an average of 400 trucks coming and going during the fracturing process, transporting water to and from the drill pad. Gas developers work with municipalities to post bond to protect and repair roads, post road flagmen when needed, and repair any impacts to the environment that may occur temporarily during the drilling process.

Site Restoration

Shale gas producers aim to leave behind a small footprint for each well pad through the restoration process. Restoration involves landscaping and contouring the property as closely as possible to pre-drilling conditions. Property owners generally see a small wellhead on a level concrete pad, a small amount of equipment, two to three water storage tanks and a metering system to monitor gas production. All equipment is painted and maintained for safety and appearance by a well tender.

Source: Marcellus Shale Coalition

For the year 2011, Beaver County received twenty Act 14 notifications related to gas drilling. The breakdown is as follows: 18 under the category of wellpad, access road and freshwater impoundment, and one for a waterline, and one for a gas line.

[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.

In 2011, the Beaver County GIS became 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.

In 2011, the BCPC staff spent over 300 hours crafting maps.

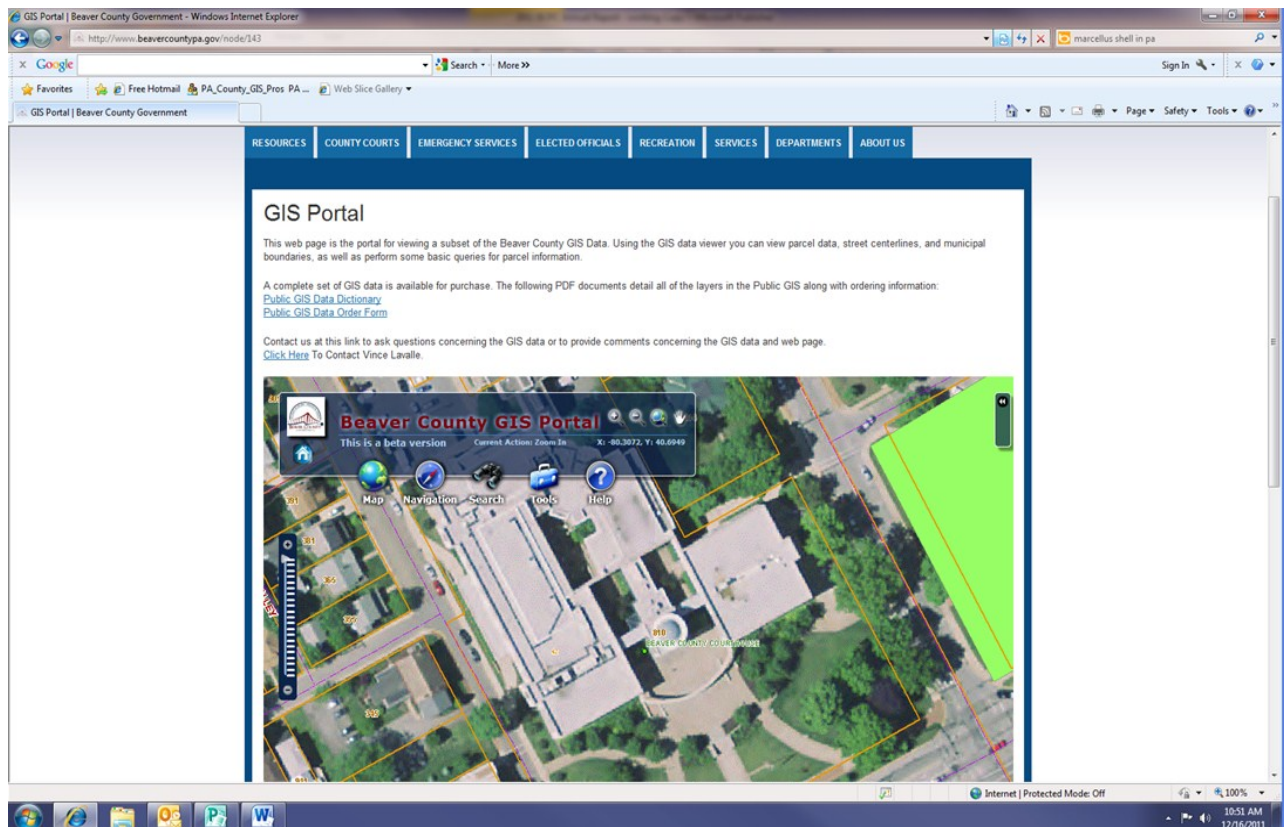


Photo of the Beaver County Web-page .

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.

Ambridge



North Ambridge Retail Center LD

Hopewell Township



Dollar Store LD

The Beaver County Planning Commission 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 serve a two-year term. The 2011 Board Chairperson is Howard Stuber and Vice-Chairperson is Mark Piccirilli. 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 nine (9) Beaver County Planning Commission Board members and the Beaver County Planning Commission Solicitor are identified at the beginning of this report.

Beaver County Planning Commission Staff

Frank Mancini, Jr., *Director of Planning & Economic Development*

Joseph C. West, *Department Manager of Planning*

William Evans, *Associate Planner*

Sue Jamery, *Senior Administrative Assistant*

Doniele (Andrus) Russell, *Shared Greenways and Environmental
Planner, Beaver/Lawrence County*