

*BEAVER COUNTY PLANNING COMMISSION*

*ANNUAL REPORT*

*2004*

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Board of Beaver County Commissioners  
Dan Donatella, Chairman  
Joe Spanik  
Charles A. Camp

The Beaver County Planning Commission is required by the Pennsylvania Municipalities Planning Code (Act 247), 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 2004 Annual Report.

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2004

## Beaver County Board of Commissioners



Charles A. Camp



Dan Donatella, Chairman



Joe Spanik

## Beaver County Planning Commission Board Members

John W. Bragg, Chairman; Howard Stuber, Vice Chairman; Judith Charlton, Mark A. LaValle, John McCandless  
James A. Mitch, Dennis Rousseau, Charlotte Somerville, Joseph Zagorski



Pictured from left to right: Standing are Joseph Zagorski, Dennis Rousseau, John McCandless and Mark A. LaValle  
Seated are John W. Bragg, Chairman; Howard Stuber, Vice Chairman; James A. Mitch and Charlotte Somerville  
Missing: Judith Charlton

## Beaver County Planning Commission Staff



Left to right – Seated are Joseph West, Richard Packer, Mitchell Yeager  
Standing - Sue Jamery, Sandra Bursey, William Lawrence, Frank Mancini, Jr and William Evans.  
Missing – Marian Young and Samuel J. Orr III

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*County Comprehensive Plan*

The purpose of a Comprehensive Plan is to enable a community or several communities to define the future in terms of broad goals and objectives along with action strategies to be implemented which will enable the community to develop as seen fit. The subject areas of the plan include land use, housing, streets and roads, recreation, education, health, water, sewage, governmental services, economic development and community facilities.

In 2004, The Beaver County Planning Commission reviewed the Lawrence County Comprehensive Plan submitted by the Lawrence County Planning Commission.

*Municipal Comprehensive Plans*

In 2004, South Beaver Township also submitted a Comprehensive Plan. There were two Multi-Municipal Comprehensive Plans submitted for review by the Beaver County Planning Commission in 2004. The communities of Ambridge, Economy, Harmony, South Heights and Leetsdale formed a Multi-Municipal Committee and hired a consultant to prepare the Multi-Municipal Plan. This Plan, with the acronym of SHALE, was submitted to the Beaver County Planning Commission for review and recommendations. The second Multi-Municipal Comprehensive Plan was prepared for the townships of Greene, Raccoon, Independence and Potter and submitted for review.

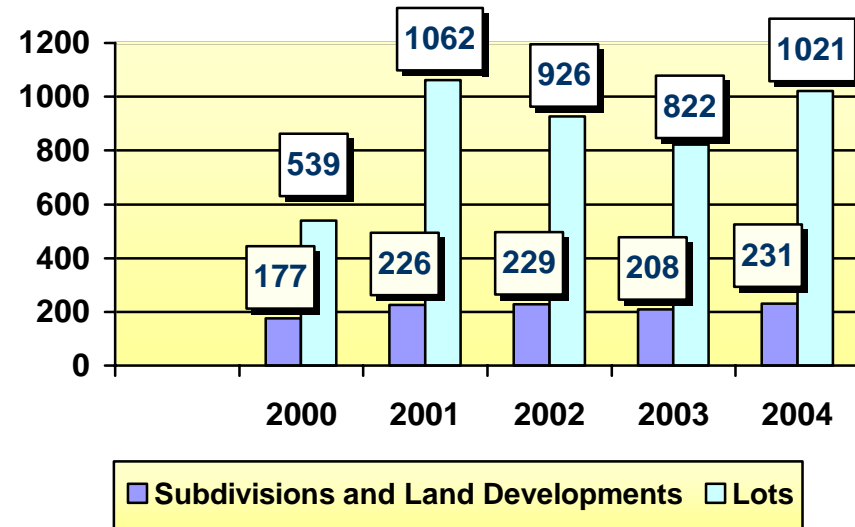
Last year, the three boroughs of Big Beaver, New Galilee, and Homewood began to prepare a Multi-Municipal Comprehensive Plan. The plan was expanded in 2004 to include Koppel. Beaver County and Lawrence County have been involved to the extent of having the boroughs' selected consultant include an expanded economic development component for the Route 60 /Route 18 corridors. Both counties contributed equal amounts to assist in funding this portion of the plan, which will also include New Beaver and Wampum in Lawrence County for the economic development component.

## Subdivisions/Land Developments

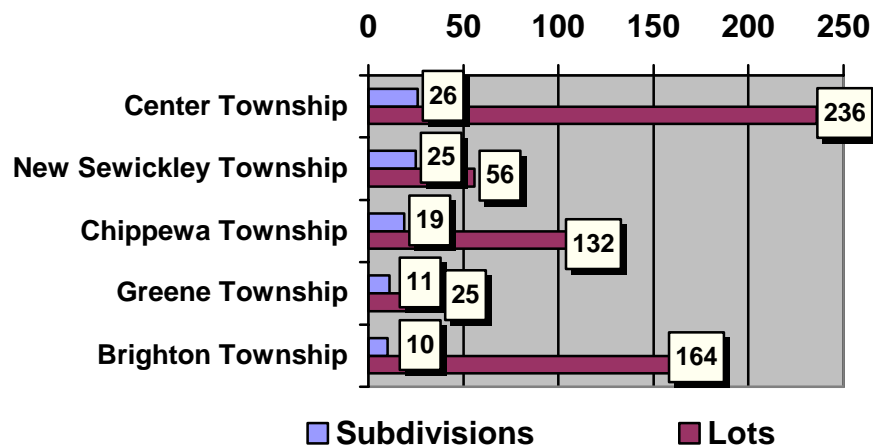
### Summary

The Beaver County Planning Commission reviewed 231 subdivision and land development submittals during 2004. Of the 231 submittals, 119 were minor subdivisions (two or less lots, lot line adjustments); 83 major subdivisions (3+ lots); and 29 land developments (multi-family or non-residential). Lots created or proposed for development numbered 1021. A total of 7,036.278 acres were affected.

### 5-Year Comparison



### Top 5 Municipalities



The municipality with the most subdivision submittals was Center Township with 26 total subdivisions. New Sewickley Township was second with 25 total submittals, Chippewa Township was third with 19, Greene Township was fourth with 11 and Brighton Township was fifth with 10 submittals.

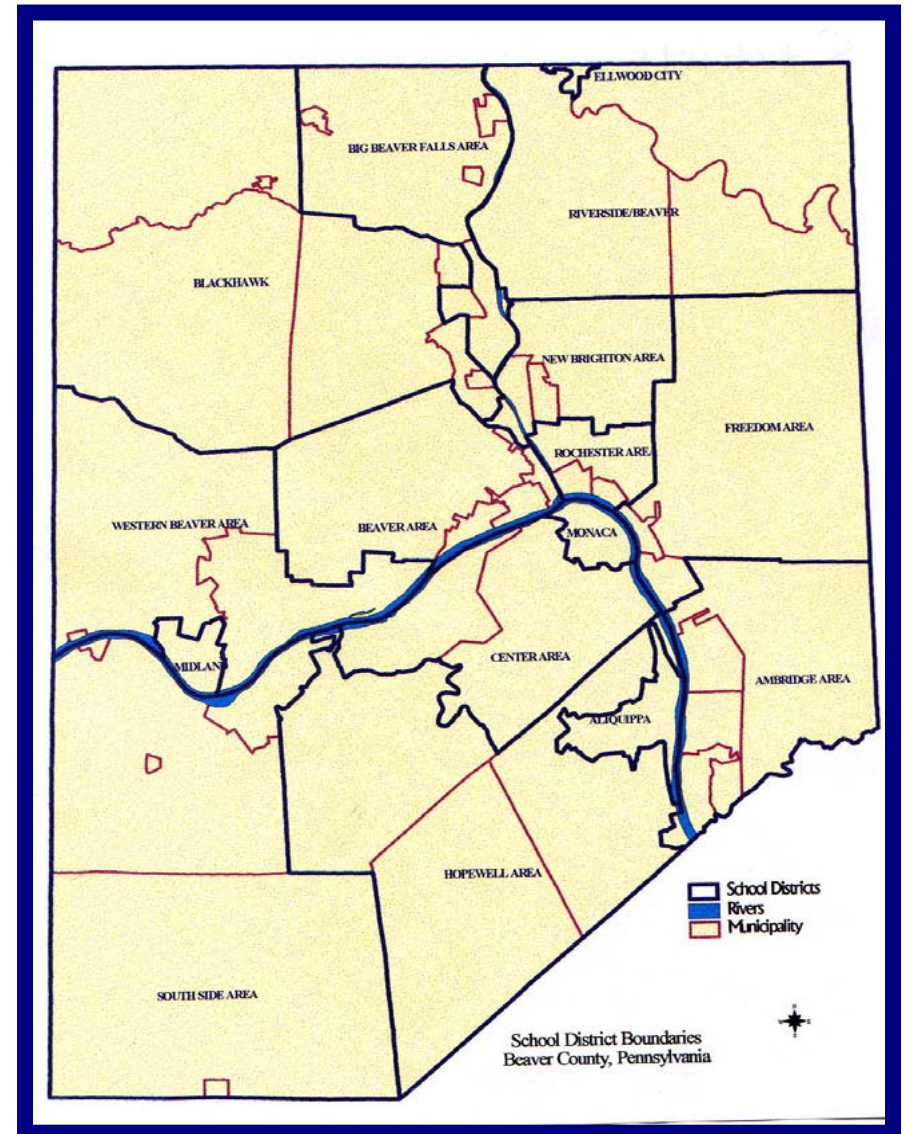


## Subdivisions/Land Developments

### School District

A breakdown of lots proposed and acres affected by 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.

| <i>School District</i>               | <b>Lots</b> | <b>Acres</b>     |
|--------------------------------------|-------------|------------------|
| Aliquippa                            | 8           | 30.795           |
| Ambridge Area                        | 144         | 268.153          |
| Beaver Area                          | 178         | 311.444          |
| Big Beaver Falls Area                | 12          | 29.659           |
| Blackhawk Area                       | 175         | 1,382.715        |
| Center Area                          | 242         | 1,083.516        |
| Ellwood City (Beaver County portion) | 0           | 0                |
| Freedom Area                         | 56          | 812.952          |
| Hopewell Area                        | 38          | 594.345          |
| Midland                              | 14          | 780.124          |
| Monaca                               | 7           | 26.251           |
| New Brighton Area                    | 15          | 79.140           |
| Riverside/Beaver Co.                 | 29          | 417.038          |
| Rochester Area                       | 11          | 7.640            |
| South Side Area                      | 48          | 750.061          |
| Western Beaver Area                  | 44          | 221.302          |
| <b>Total</b>                         | <b>1021</b> | <b>6,795.135</b> |



## Subdivisions/Land Developments

### Municipality

The next three pages show the breakdown of subdivisions and land developments for each of the municipalities in Beaver County.

| Municipality           | Subdivisions | Lots | Acres   | Land         |        |
|------------------------|--------------|------|---------|--------------|--------|
|                        |              |      |         | Developments | Acres  |
| City of Aliquippa      | 4            | 8    | 30.795  | 0            | 0      |
| Ambridge Borough       | 0            | 0    | 0       | 0            | 0      |
| Baden Borough          | 2            | 9    | 52.047  | 0            | 0      |
| Beaver Borough         | 0            | 0    | 0       | 0            | 0      |
| City of Beaver Falls   | 3            | 4    | 23.930  | 2            | 1.070  |
| Big Beaver Borough     | 1            | 3    | 5.289   | 0            | 0      |
| Bridgewater Borough    | 5            | 13   | 6.578   | 0            | 0      |
| Brighton Township      | 10           | 164  | 299.366 | 2            | 3.747  |
| Center Township        | 26           | 236  | 952.417 | 13           | 36.051 |
| Chippewa Township      | 17           | 132  | 552.961 | 3            | 19.220 |
| Conway Borough         | 0            | 0    | 0       | 0            | 0      |
| Darlington Borough     | 0            | 0    | 0       | 0            | 0      |
| Darlington Township    | 5            | 13   | 278.730 | 3            | 61.862 |
| Daugherty Township     | 4            | 10   | 77.815  | 0            | 0      |
| East Rochester Borough | 0            | 0    | 0       | 0            | 0      |
| Eastvale Borough       | 0            | 0    | 0       | 0            | 0      |
| Economy Borough        | 10           | 126  | 176.378 | 0            | 0      |
| Ellwood City Borough   | 0            | 0    | 0       | 0            | 0      |

| Municipality              | Subdivisions | Lots | Acres   | Land         |        |
|---------------------------|--------------|------|---------|--------------|--------|
|                           |              |      |         | Developments | Acres  |
| Fallston Borough          | 0            | 0    | 0       | 0            | 0      |
| Frankfort Springs Borough | 0            | 0    | 0       | 0            | 0      |
| Franklin Township         | 5            | 11   | 341.693 | 0            | 0      |
| Freedom Borough           | 0            | 0    | 0       | 0            | 0      |
| Georgetown Borough        | 0            | 0    | 0       | 0            | 0      |
| Glasgow Borough           | 0            | 0    | 0       | 0            | 0      |
| Greene Township           | 11           | 25   | 550.103 | 0            | 0      |
| Hanover Township          | 9            | 23   | 199.958 | 0            | 0      |
| Harmony Township          | 4            | 9    | 39.729  | 1            | 3.000  |
| Homewood Borough          | 0            | 0    | 0       | 0            | 0      |
| Hookstown Borough         | 0            | 0    | 0       | 0            | 0      |
| Hopewell Township         | 6            | 17   | 75.207  | 0            | 0      |
| Independence Township     | 4            | 10   | 333.664 | 0            | 0      |
| Industry Borough          | 2            | 4    | 48.400  | 0            | 0      |
| Koppel Borough            | 2            | 4    | 0.220   | 0            | 0      |
| Marion Township           | 2            | 4    | 14.989  | 0            | 0      |
| Midland Borough           | 3            | 14   | 780.124 | 0            | 0      |
| Monaca Borough            | 3            | 7    | 26.251  | 0            | 0      |
| New Brighton Borough      | 4            | 5    | 1.325   | 0            | 0      |
| New Galilee Borough       | 0            | 0    | 0       | 0            | 0      |
| New Sewickley Township    | 25           | 56   | 812.952 | 2            | 81.154 |
| North Sewickley Township  | 5            | 14   | 60.356  | 0            | 0      |
| Ohioville Borough         | 7            | 40   | 172.902 | 1            | 21.279 |

| Municipality              | Subdivisions | Lots        | Acres            | Land         |                |
|---------------------------|--------------|-------------|------------------|--------------|----------------|
|                           |              |             |                  | Developments | Acres          |
| Patterson Heights Borough | 0            | 0           | 0                | 0            | 0              |
| Patterson Township        | 3            | 15          | 14.629           | 1            | 3.800          |
| Potter Township           | 2            | 6           | 131.099          | 0            | 0              |
| Pulaski Township          | 0            | 0           | 0                | 0            | 0              |
| Raccoon Township          | 5            | 11          | 185.475          | 0            | 0              |
| Rochester Borough         | 1            | 2           | 0.380            | 0            | 0              |
| Rochester Township        | 3            | 9           | 7.260            | 0            | 0              |
| Shippingport Borough      | 0            | 0           | 0                | 0            | 0              |
| South Beaver Township     | 7            | 15          | 536.395          | 1            | 9.959          |
| South Heights Borough     | 0            | 0           | 0                | 0            | 0              |
| Vanport Township          | 1            | 1           | 5.500            | 0            | 0              |
| West Mayfield Borough     | 0            | 0           | 0                | 0            | 0              |
| White Township            | 1            | 1           | 0.220            | 0            | 0              |
| <b>Total</b>              | <b>202</b>   | <b>1021</b> | <b>6,795.135</b> | <b>29</b>    | <b>241.142</b> |

**Subdivisions + Land Developments= 231 total submittals**

**Subdivision Acreage + Land Development Acreage = 7,036.278 total acres**

## Building Permits

### Building Permits

The information shown below was obtained from the Beaver County Tax Assessment Office, which compiles building permit data. The Total Permits column includes number of issued permits for single family dwellings, commercial and industrial developments, improvements and demolitions.

| Municipality                 | Single Family | Commercial/ Industrial | Improvements | Demolition | Total Permits | Value     |
|------------------------------|---------------|------------------------|--------------|------------|---------------|-----------|
| City of Aliquippa            | 1             | 8                      | 29           | 0          | 38            | 2,195,644 |
| City of Beaver Falls         | 0             | 16                     | 68           | 10         | 94            | 1,174,472 |
| Borough of Ambridge          | 0             | 0                      | 0            | 5          | 5             | --        |
| Borough of Baden             | 6             | 1                      | 56           | 0          | 63            | 1,367,363 |
| Borough of Beaver            | 3             | 5                      | 55           | 0          | 63            | 2,347,710 |
| Borough of Big Beaver        | 6             | 5                      | 19           | 0          | 30            | 1,895,925 |
| Borough of Bridgewater       | 3             | 5                      | 7            | 5          | 20            | 1,842,591 |
| Borough of Conway            | 2             | 0                      | 29           | 1          | 32            | 693,968   |
| Borough of Darlington        | 0             | 0                      | 6            | 0          | 6             | 26,600    |
| Borough of East Rochester ** | 0             | 1                      | 29           | 0          | 30            | 177,900   |
| Borough of Eastvale **       | 0             | 1                      | 39           | 1          | 41            | 112,700   |
| Borough of Economy           | 24            | 2                      | 111          | 7          | 144           | 6,083,810 |
| Borough of Ellwood City      | NONE          | RECEIVED               |              |            |               |           |
| Borough of Fallston          | 0             | 5                      | 5            | 0          | 10            | 426,750   |
| Borough of Frankfort Springs | 3             | 0                      | 0            | 0          | 3             | 216,492   |
| Borough of Freedom           | 0             | 0                      | 3            | 0          | 3             | 5,436     |
| Borough of Georgetown        | NONE          | RECEIVED               |              |            |               |           |
| Borough of Glasgow           | NONE          | RECEIVED               |              |            |               |           |
| Borough of Homewood          | NONE          | RECEIVED               |              |            |               |           |
| Borough of Hookstown         | NONE          | RECEIVED               |              |            |               |           |
| Borough of Industry          | 4             | 2                      | 27           | 0          | 33            | 256,400   |

| <b>Municipality</b>         | <b>Single Family</b> | <b>Commercial/ Industrial</b> | <b>Improvements</b> | <b>Demolition</b> | <b>Total Permits</b> | <b>Value</b> |
|-----------------------------|----------------------|-------------------------------|---------------------|-------------------|----------------------|--------------|
| Borough of Koppel           | 0                    | 0                             | 3                   | 0                 | 3                    | 50,500       |
| Borough of Midland          | 5                    | 8                             | 22                  | 0                 | 35                   | 928,314      |
| Borough of Monaca           | 8                    | 1                             | 72                  | 1                 | 82                   | 987,228      |
| Borough of New Brighton     | 1                    | 5                             | 28                  | 6                 | 40                   | 1,559,761    |
| Borough of New Galilee      | 3                    | 2                             | 4                   | 0                 | 9                    | --           |
| Borough of Ohioville        | 15                   | 2                             | 93                  | 0                 | 110                  | 2,471,313    |
| Boro. of Patterson Heights  | NONE                 | RECEIVED                      |                     |                   |                      |              |
| Borough of Rochester        | NONE                 | RECEIVED                      |                     |                   |                      |              |
| Borough of Shippingport     | 2                    | 1                             | 8                   | 0                 | 11                   | 187,400      |
| Borough of South Heights    | NONE                 | RECEIVED                      |                     |                   |                      |              |
| Borough of West Mayfield ** | 1                    | 7                             | 65                  | 5                 | 78                   | 833,345      |
| Township of Brighton        | 14                   | 2                             | 125                 | 1                 | 142                  | 5,301,779    |
| Township of Center          | 96                   | 20                            | 91                  | 15                | 222                  | 22,268,453   |
| Township of Chippewa        | 32                   | 1                             | 68                  | 1                 | 102                  | 8,833,770    |
| Township of Darlington      | 9                    | 2                             | 38                  | 0                 | 49                   | 1,941,217    |
| Township of Daugherty       | 11                   | 1                             | 31                  | 0                 | 43                   | 6,757,192    |
| Township of Franklin **     | 24                   | 6                             | 72                  | 2                 | 104                  | 5,258,876    |
| Township of Greene          | 4                    | 3                             | 29                  | 0                 | 36                   | 1,171,760    |
| Township of Hanover         | 18                   | 0                             | 23                  | 0                 | 41                   | 2,033,511    |
| Township of Harmony         | 2                    | 1                             | 26                  | 1                 | 30                   | 391,164      |
| Township of Hopewell        | 17                   | 5                             | 90                  | 3                 | 115                  | 5,173,274    |
| Township of Independence    | 17                   | 3                             | 37                  | 3                 | 60                   | 2,680,679    |
| Township of Marion          | 2                    | 0                             | 11                  | 0                 | 13                   | 55,000       |
| Township of New Sewickley   | 85                   | 3                             | 87                  | 0                 | 175                  | 13,488,805   |
| Twp of North Sewickley      | 4                    | 5                             | 53                  | 0                 | 62                   | 1,873,507    |
| Township of Patterson       | 3                    | 1                             | 13                  | 0                 | 17                   | 366,919      |
| Township of Potter          | 1                    | 3                             | 7                   | 1                 | 12                   | 326,024      |
| Township of Pulaski         | 1                    | 2                             | 26                  | 0                 | 29                   | 177,362      |

| <b>Municipality</b>      | <b>Single Family</b> | <b>Commercial/Industrial</b> | <b>Improvements</b> | <b>Demolition</b> | <b>Total Permits</b> | <b>Value</b>       |
|--------------------------|----------------------|------------------------------|---------------------|-------------------|----------------------|--------------------|
| Township of Raccoon      | 11                   | 2                            | 33                  | 0                 | 46                   | 1,288,595          |
| Township of Rochester    | 2                    | 2                            | 39                  | 2                 | 45                   | 796,145            |
| Township of South Beaver | 12                   | 1                            | 20                  | 0                 | 33                   | 2,633,144          |
| Township of Vanport      | 0                    | 1                            | 4                   | 0                 | 5                    | 592,300            |
| Township of White        | 1                    | 0                            | 12                  | 1                 | 14                   | 94,685             |
| <b>TOTALS</b>            | <b>453</b>           | <b>141</b>                   | <b>1,713</b>        | <b>71</b>         | <b>2,378</b>         | <b>109,345,783</b> |

\*\*Includes permits for 2003 & 2004

**TOP 5's**

| <b><u>SINGLE FAMILY</u></b> | <b><u>COMMERCIAL/IND.</u></b> | <b><u>TOTAL PERMITS</u></b> | <b><u>VALUE</u></b>      |
|-----------------------------|-------------------------------|-----------------------------|--------------------------|
| Center Twp 96               | Center Twp 20                 | Center Twp 222              | Center Twp \$22,268,453  |
| New Sewickley 85            | Beaver Falls 16               | New Sewickley 175           | New Sewickley 13,488,805 |
| Chippewa Twp 32             | Aliquippa 8                   | Economy Boro 144            | Chippewa Twp 8,833,770   |
| Economy Boro 24             | Midland Boro 8                | Brighton Twp 142            | Daugherty Twp 6,757,192  |
| Franklin Twp 24             | West Mayfield 7               | Hopewell Twp 115            | Economy Boro 6,083,810   |

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**

The Beaver County Planning Commission received 17 requests for zoning ordinance reviews. New Zoning Ordinance for the City of Aliquippa and the Township of Pulaski were reviewed along with 13 amendments to existing ordinances for 10 municipalities. The following chart shows the complete list of reviews. It *does not* show which were actually adopted by the municipalities.

| <i>Municipality</i>      | <i>Date</i>  | <i>Description</i>  |
|--------------------------|--------------|---|
| Chippewa Township        | January      | Create new district Agricultural Transition Zone                            |
| Ellwood City Borough     | February     | Add Communication Towers as Conditional Use                                 |
| Brighton Township        | March        | Various changes to parking, pools, lighting etc.                            |
| Center Township          | March        | Expand R-3 district   |
| <i>City of Aliquippa</i> | <i>March</i> | <i>New Ordinance</i>  |
| Bridgewater Borough      | April        | Add conditional uses to specific zones                                      |
| Center Township          | April        | Change parcels from R-2 to C-2  |
| Ellwood City Borough     | May          | Eliminate outdoor signs in C-1 District                                     |
| New Brighton Borough     | May          | Change parcels form C-1 to C-2  |
| <i>Pulaski Township</i>  | <i>June</i>  | <i>New Ordinance</i>  |
| Center Township          | July         | Change parcels from R-2 to C-2  |
| Baden Borough            | August       | Create Child Daycare as Spec. Exc. In C-2 District                          |
| Hopewell Township        | September    | Change certain parcels from R-2 to R-3                                      |
| Ambridge Borough         | November     | Change certain parcels from I to C  |
| Center Township          | December     | Add certain uses to B-P district & change requirements for shopping centers |
| New Sewickley Township   | December     | Change certain parcel from A-1B Agriculture to R-1 Residential              |
| Center Township          | December     | Rezone certain parcels from R-2 to C-2                                      |



**Subdivision and Land Development Ordinances**

The Planning Commission reviewed a subdivision and land development amendment in existing ordinance in South Beaver Township. The following chart shows the complete list of reviews. It *does not* show which were actually adopted by the municipalities.

| <i>Municipality</i>   | <i>Date</i> | <i>Description</i>                   |
|-----------------------|-------------|--------------------------------------|
| South Beaver Township | March       | Adding MS4 requirements to Ordinance |

**Codification of Ordinances**

In 2004, the townships of Chippewa, Greene, Hanover and Racoon submitted requests for a review of a proposed Codification of Ordinances. Hanover prepared a Codification of Ordinances offering no changes to existing Subdivision and Land Development Ordinance or the Zoning Ordinance. Chippewa, Greene and Racoon offered amendments to their codification of ordinances and made various changes to their Subdivision and Land Development Ordinance and Zoning Ordinance.

| <i>Municipality</i> | <i>Date</i> | <i>Description</i>  |
|---------------------|-------------|---|
| Hanover Township    | March       | Codification of ordinance   |
| Racoon Township     | April       | Codification of Ordinances and various changes to Subdivision and Land Development Ordinance as well as various changes to Zoning Ordinance |
| Chippewa Township   | May         | Amendment to Codification regarding roadside stands and temporary uses in all zoning districts  |
| Greene Township     | May         | Various changes to Code of Ordinances including changes to Subdivision and Land Development Ordinance and changes to Zoning Ordinance.      |

**PENNVEST**

In order to update the state’s deteriorating infrastructure, the Pennsylvania Infrastructure Investment Authority (PENNVEST) was established in 1988 as a revolving fund. This fund is available to help communities finance sewage and water system projects and is usually awarded in the form of loans.

During 2004, the Planning Commission reviewed and commented on one (1) application.

| <i>Applicant</i>       | <i>Project Description</i>   | <i>Location</i>  | <i>Total Cost/Requested Funds</i> |
|------------------------|--|--|-----------------------------------|
| New Sewickley Township | <ul style="list-style-type: none"> <li>The proposed project consists of construction of a new water booster pumping station and a 435,000 gallon water tank to be located within the project area to improve pressure/fire flows to existing customers in southeast New Sewickley Township.</li> </ul> | New Sewickley Township on Freedom Crider Road near intersection with Lovi Road | \$703,000/\$703,000               |

**Community Development Block Grant (CDBG)**

In 2004, the Planning Commission did not receive any requests from the BC Community Development Program to review Community Development Block Grant (CDBG) applications.

**PA Department of Conservation and Natural Resources (DCNR)**

In 2004, the Planning Commission did not receive any requests to review any DCNR applications.

### Act 537 Sewage Facility Plan Revisions

Act 537 regulates the planning and supervision of community and individual sewage systems. Local municipalities must obtain County Planning Commission comments for specific proposed Act 537 Plan Revisions. Below are the 19 Sewage Facilities Plan Revisions and 1 Plan Update in 11 municipalities that were received and commented on in 2004.

| <b>Municipality</b>   | <b><i>Revision Description</i></b>   |
|-----------------------|--|
| Big Beaver Borough    | The revision would allow a holding tank to be installed on a 1.15 acre subdivision for the construction of a commercial garage. The garage will house large trucks and have no sanitary facilities or water service.<br>Because Big Beaver Borough has a Holding Tank Ordinance, this subdivision is permitted if a holding tank is installed.   |
| Chippewa Township     | The revision would allow gravity sewer extension to serve 28 proposed single family dwellings and the acceptance of 11,200 GPD sewage to the Chippewa Sewage Treatment Plant.  |
| Darlington Township   | The revision would allow the NVR Building Products to provide on-lot sanitary sewer service to a new commercial manufacturing facility as part of their plant expansion. The new facility will be located behind existing facilities on a 30.6 acre lot in Darlington Twp.   |
| Franklin Township     | The revision would allow the extension to an existing collection system. It will require a tap-in to provide service for five (5) EDUs (Equivalent Dwelling Units) with an estimated flow of 1,975 gallons per day (gpd)   |
| Greene Township       | The revision would allow for the installation of two new septic systems on a tract of land totaling 6.445 acres. The subdivision consists of two new residential building lots. Lot 1 (residual) contains 3.577 acres and Lot 2 contains 2.868 acres. Each lot will generate 400 GPD for a combined total of 800 gpd.  |
| Hanover Township      | The revision would allow for the installation of two new septic systems on a tract of land totaling 6.445 acres. The subdivision consists of two new residential building lots. Lot 1 (residual) contains 3.577 acres and Lot 2 contains 2.868 acres. Each lot will generate 400 GPD for a combined total of 800 gpd.  |
| Hanover Township      | The revision addresses individual on-lot sewage disposal for a proposed 4 lot subdivision in addition to a residual lot. It would allow the installation of a drip irrigation system on 3 lots and a sand mound system on 1 lot. It is noted that 400 gallons per unit will be generated for a total sewage flow of 2000 gpd.  |
| Independence Township | The revision would allow the installation of a small flow sewage treatment facility to service two (2) double wide mobile homes and one (1) standard mobile home. As determined by the Independence Township Sewage Officer, existing soil conditions will not accept an in-ground or elevated sand mound system. Consequently, a small flow sewage treatment facility (SFTF) has been proposed to receive a projected flow of twelve hundred (1200) gpd from the residential dwellings. |
| Independence Township | The revision would allow a single family existing residence to replace a malfunctioning on-lot system with a small flow sewage treatment facility (400 gpd) which will discharge into Raccoon Creek.   |

# Application Reviews

|                          |  |
|--------------------------|--|
| Independence Township    | The revision would allow for the installation of holding tanks for sewage for a new environmental center. The center will be occupied by 6 Conservation District staff members and 49 students. The projected sewage flow is 795 gpd. With a holding capacity of 3,000 gallons, the tanks will be pumped out on a regular basis.   |
| Marion Township          | The revision would allow a proposed 1.94 acre subdivision lot to be served by an existing private 6” sanitary sewer line as built by the Y.M.C.A. (previous owner). According to Mr. Charles Coe, Surveyor, the Planning Module was filed at the request of PADEP due to the absence of a local sewage enforcement officer. The 107.48 acre remnant lot is also served by the existing sewer line. The estimated sewage flow for each lot is 400 gpd.  |
| New Sewickley Township   | The revision would allow the separation of the remnant parcel into six (6) buildable lots at the northwest corner of Steinbach Road and Route 68. The lots are to be designated for single family dwellings using on-lot septic systems with 1 EDU (400 gpd) each. The total acreage of the plan is 18.26 acres.   |
| New Sewickley Township   | The revision would allow for the installation of gravity sanitary sewer collection lines, a lift station and a force main to serve townhouses in New Sewickley Township.   |
| New Sewickley Township   | The revision would allow the installation of a small flow sewage treatment facility to service a one family dwelling. The proposed 400 gpd system is intended to replace the malfunctioning on-lot sewage disposal system that currently exists on the property.   |
| New Sewickley Township   | The revision would allow the construction of a Small Flow Treatment Facility (SFTF) to serve five (5) lots of one single family dwelling per lot. The facility will be designed to treat a total of 400 gallons of wastewater flow per day from each or a total of five (5) EDUs (Equivalent Dwelling Units).  |
| North Sewickley Township | The revision would allow the use of on-lot retaining tanks for sewage until sewers become available. According to Mike Lovich of the North Sewickley Township Sewer Authority, sewer lines will be extended along Collins Road in approximately 2 ½ years.   |
| North Sewickley Township | The revision would allow for the installation of a holding tank for a new police station that will be built next to the existing Township building. It is to serve as a temporary sewage facility until sanitary sewers are completed. The police station will have an estimated sewage flow of 50 gpd. According to the North Sewickley Township Sewer Authority, sanitary sewers are expected to be installed along Route 65 where the police station is located in approximately two (2) years.   |
| Ohioville Borough        | The revision would allow the installation of a small flow sewage treatment facility to service one family dwelling. It is intended to replace the failed on-lot sewage disposal system that currently exists on the property.  |
| Ohioville Borough        | The revision would allow the installation of sand mounds and drip irrigation systems on 13 lots of a 14 lot subdivision. The total acreage of the subdivision is 130.86 acres. One lot (residual lot 11) contains an existing single family dwelling with on site septic and on site water. Based upon soil assessments of the property, drip irrigation systems are proposed exclusively for 4 of the lots, and sand mounds or sand mound/drip irrigation systems combinations are proposed for the remaining lots. Estimated sewage flows for each lot will be 400 gpd, with a combined total of 5,600 gpd for the entire subdivision. |
| New Galilee Borough      | <b><i>Act 537 Sewage Facilities Plan Update</i></b><br>Recommended alternative proposes to install public sanitary collection sewers throughout the Borough & a wastewater pump station and associated force main to convey flows to the Big Beaver Municipal Authority (BBMA) sanitary system. It also recommends that New Galilee make arrangements for BBMA to own and operate the sanitary system upon its construction.   |

### Agricultural Security Area (ASA) Reviews

State legislation allows municipalities to create Agricultural Security Areas (ASA) when petitioned by farmers committing a minimum total of 250 acres and meeting contiguous acres area minimums. 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 public utilities or the government, and assessments for new sewer lines running by his property. It does not restrict the farmer's ability to sell his land for development. A municipality must submit to the County Planning Commission for review and comment the original proposal to create an Agricultural Security Area, the state-mandated Seven-Year Review of its ASA and any proposed additions/deletions between the mandated seven year reviews. In 2004, ASA changes were reviewed for 5 municipalities shown on the chart below.

| <u><i>Municipality</i></u> | <u><i>Description</i></u>   | <u><i>Month</i></u> |
|----------------------------|---|---------------------|
| Marion Township            | (7 Year Review) 2 proposed additions and 1 change for a net decrease of 2 parcels and 1.685 acres eliminated from their existing ASA for a net total of 2,186.508 acres.                                    | May                 |
| New Sewickley Township     | (7 Year Review) 3 proposed additions of (3) parcels and 104.80 acres for a new total of 3776.966 acres.   | June                |
| Raccoon Township           | (7 Year Review) In March 2004, Raccoon and Potter Townships combined their ASA. No additions reductions for Raccoon Township, but 7 added parcels from Potter Township creating a new total of 4,331 acres. | July                |
| Independence Township      | (7 Year Review) 8 additions (362.91 acres added) for a new total of 4.593 acres.  | July                |
| Industry Borough           | Creation of Agricultural Security Area consisting of 15 parcels for a total of 810.206 acres.   | September           |

# Application Reviews

## Capital Assistance Applications

Capital Assistance Applications are now reviewed by the Transit Operator in the County, the Beaver County Transit Authority, with recommendations submitted to Southwestern Pennsylvania Commission. The Beaver County Planning Commission no longer receives these applications for review. Rural Enterprise Business Grant Applications

This is a U.S. Department of Agriculture program to encourage rural business enterprise. The Department of Agriculture requires applicants to send grant applications to local and regional planning commissions for review and comment as required by Federal Executive Order 12373, Intergovernmental Review of Federal Programs. For 2004, the Planning Commission reviewed 1 application.

| APPLICANT                                | LOCATION                 | PROJECT DESCRIPTION  | REQ. FUNDS |
|--|--------------------------|--|------------|
| North Sewickley Township Sewer Authority | North Sewickley Township | Construction of wastewater collection and conveyance facilities in southern portion of township (Phase II) | \$650,000  |

## 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 2004, the Planning Commission did not receive any waste permit applications for comment.

### *Mining*

Pursuant to the Surface Mining Conservation and Reclamation Act, mining operators are required to give written public notice of proposed post mining land use changes and bond releases to adjacent landowners, municipalities and the county. The purpose of the notice requirement is to allow public comment on the proposals. The bonds are released in three stages:

Stage I Bond Release – contingent upon the satisfactory backfilling of the site to original contours

Stage II Bond Release – contingent upon the satisfactory revegetation of the site

Stage III Bond Release – contingent upon the maintenance of satisfactory vegetative cover for 5 years

For 2004, the Planning Commission did not receive or review any notices.

*Permit Application Notifications*

The Pennsylvania Department of Environmental Protection (DEP) requires that all applicants for non-mining environmental permits give written notice to each municipality in which it is located (Act 14, as amended). These notices are forwarded to the County Planning Commission for review.

In 2004, the Beaver County Planning Commission received and reviewed a total of 96 notifications.

| <i>Type of Permit Application</i> | <i>Quantity</i> |
|-----------------------------------|-----------------|
| Air Quality Permits               | 5               |
| Encroachment Permits / 404        | 16              |
| Mining Activities Permits         | 3               |
| NPDES Permits                     | 44              |
| Solid Waste Permits               | 7               |
| Storage Tank Permit               | 2               |
| Waste Management Permits          | 5               |
| Water Quality Permits             | 12              |
| Water Allocation Permits          | 1               |
| Other                             | 1               |
| <b>TOTAL</b>                      | <b>96</b>       |



### *Grant Status Reports*

The Beaver County Planning Commission presents a grant status report 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.

### *Bradys Run Park Playground Project*

In 2003, the Beaver County Planning Commission (BCPC) and the Beaver County Board of Commissioners adopted the Comprehensive Recreation and Parks Plan as an amendment to the Beaver County Comprehensive Plan. A priority recommendation of that Plan was the construction of a destination playground in the County Park. The Planning Commission took a lead role in obtaining nearly \$180,000 in grants to construct a \$199,403.95 playground in Bradys Run Park. In 2004, the playground was completed and a dedication of the playground was held on the 19<sup>th</sup> of August 2004.



*Bradys Run Park playground*

|                                     |              |
|-------------------------------------|--------------|
| CDBG Funding requested Grant Amount | \$60,000.00  |
| DCNR Funding requested Grant Amount | \$80,000.00  |
| DCED Funding requested Grant Amount | \$40,000.00  |
| Beaver County Funding Amount        | \$19,403.95  |
| Total                               | \$199,403.95 |

***Bradys Run Multi-Purpose Trail (TEA-21)***

This Project was funded by the PA Department of Transportation (PennDOT) with Transportation Efficiency Act (TEA-21) funds. The project consists of the construction of a multi-purpose trail in Bradys Run Park just east of the Lodge. From its general fund, Beaver County paid for the engineering and design costs of approximately \$50,000. PennDOT’s contribution toward the construction was approximately \$190,000. The project was completed in 2004 and a dedication of the project was held on August 19, 2004.

PennDOT commitment – \$190,000  
 Beaver County General Fund Commitment – \$50,000



*Bradys Run Park Multi-Use Trail*

***Department of Conservation and Natural Resources (DCNR) Grant: Greenway and Trails Plan***

In 2004, the Beaver County Planning Commission completed all applications for grants associated with this project and received funding as follows: a \$25,000 grant from DCNR in 2002, \$34,000 from the Community Development Program of Beaver County in 2004, and a \$25,000 match in 2002 from the County's general fund to prepare the Greenway and Trails Plan.

|                                       |          |
|---------------------------------------|----------|
| DCNR Grant Amount                     | \$25,000 |
| CDBG Grant Amount                     | \$34,000 |
| Beaver County General Fund Commitment | \$25,000 |

**Master Site Plan for Bradys Run Park, Brush Creek Park and Old Economy Park**

Using the priority recommendations contained in the Beaver County Comprehensive Recreation and Parks Plan, the Beaver County Planning Commission prepared applications for grants to DCNR and CDBG to develop site plans for each of the three (3) county parks. Beaver County applied for and received a \$20,000 grant from the Community Development Block Grant (CDBG) program as part of a match for the grant. An application for additional CDBG funds will be prepared and submitted in 2005 for the remaining \$55,000 needed to complete the project and serve as the required DCNR match. The Beaver County Planning Commission will insure that Master Site Plan framework for the county park system is consistent with the adopted Beaver County Comprehensive Recreation and Parks Plan

CDBG Funding requested Grant Amount \$20,000  
DCNR Funding requested Grant Amount \$75,000

**Agricultural Land Preservation Board Geographic Information System Grant (ALPB GIS) Grant**

On November 11, 2003, the BCPC received from the PA Department of Agriculture, a fully executed grant agreement for \$10,000 to be used as a pilot program to digitize tax parcels in New Sewickley Township as selected by the Agricultural Land Preservation Board. The project pilot program will begin in 2005. In December of 2004, the Beaver County Records Management Committee approved a grant not to exceed \$10,000 to purchase a plotter/printer for the Geographic Information System (GIS) system. The grant will be used as a match for the Department of Agriculture Land Preservation Board (ALPB) grant and will be used to update the GIS.

Department of Agriculture Funding Grant Amount \$10,000  
Beaver County Requested Grant Amount \$10,000

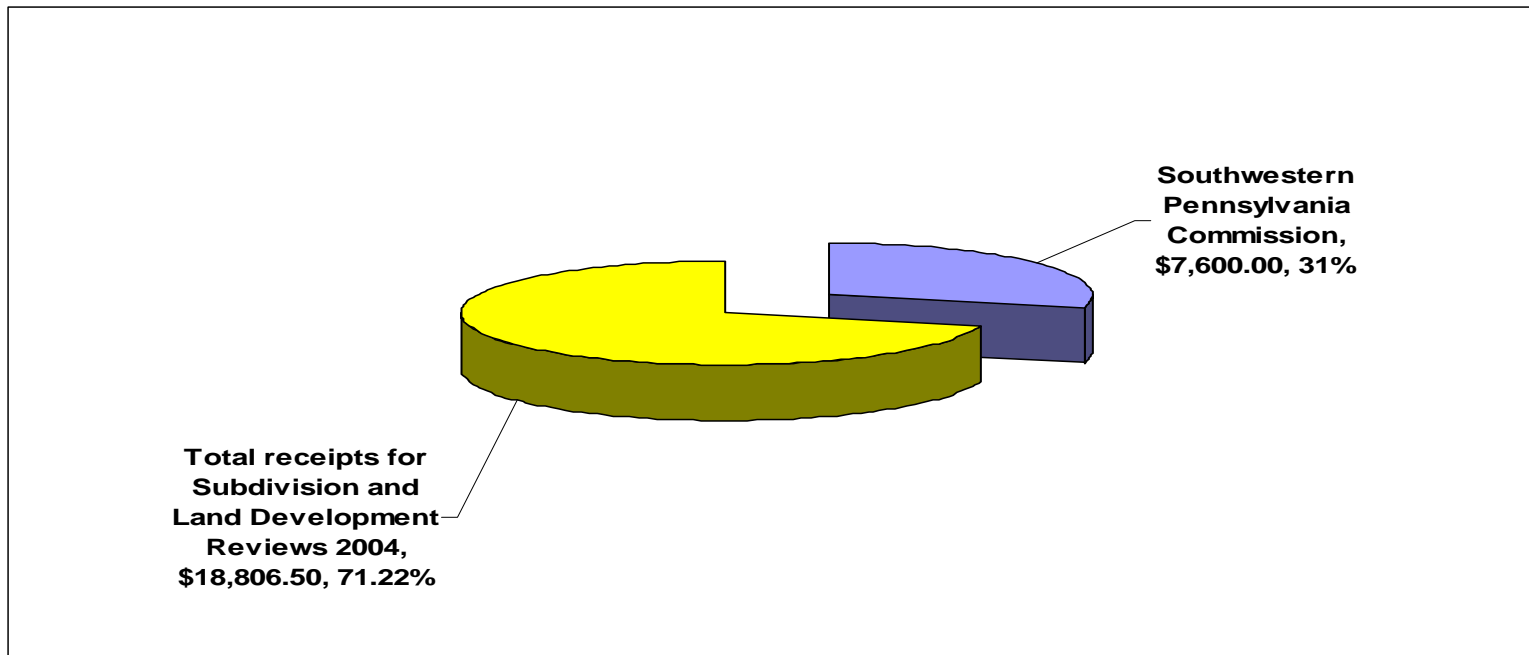
Grants and Revenues

*Funds Awarded/Obtained in 2004*

|  |                  |
|--|------------------|
| <i>Community Development Program of Beaver County</i>                  | <i>\$54,000</i>  |
| <i>Pennsylvania Department of Conservation and Natural Resources</i>   | <i>\$75,000</i>  |
| <i>Pennsylvania Department of Community &amp; Economic Development</i> | <i>\$40,000</i>  |
| <i>Beaver County General Fund</i>                                      | <i>\$8,000</i>   |
| <i>Beaver County Records Improvement Committee</i>                     | <i>\$10,000</i>  |
| <i>Total</i>   | <i>\$187,000</i> |

Revenues received in 2004

|   |                    |
|---|--------------------|
| Southwestern Pennsylvania Commission                | \$ 7,600.00        |
| Total receipts for Subdivision and Land Development | \$18,806.50        |
| <b>TOTAL REVENUES</b>                               | <b>\$26,406.50</b> |



### *Natural Infrastructure Project*

In 2002, the Southwestern Pennsylvania Commission, the Pennsylvania Environmental Council, and The Heinz Endowments began the development of a Regional Natural Infrastructure Project (NI) for the ten counties of southwestern Pennsylvania. Through a cooperative outreach, NI seeks to engage the regional community in discovering links between the region's landscape and its economic health. The resulting documents will recommend ways to best use our natural infrastructure for the benefit of the entire region and can be used by Beaver County as a valuable source of information and data in aiding and guiding the County and its municipalities regarding conservation, development, marketing decisions and the like. It is believed that the broad array of services, products, habitat, and recreational amenities in the region are and can increasingly become a source of competitive advantage in today's economy. The BCPC has been actively participating in this effort since the spring of 2003 through its representation on the NI County Advisory Group and the NI Steering Committee.

### *Beaver River Conservation Plan*

The Pennsylvania Environmental Council (PEC) received grants in 2004 to develop a River Conservation Plan for the entire Beaver River corridor from Lawrence County to the Ohio River. River Conservation Plans are community-driven documents that serve as both reference and planning tools. The *reference* portion will describe existing information about land, water, biological, cultural, historical, recreational and economic resources of the corridor. The *Planning* portion will use public input as well as expert analysis to devise strategies for conserving, enhancing, and restoring the Beaver River and its riverfronts. These strategies, or projects, listed in an approved River Conservation Plan are eligible for implementation funds from DCNR. The Plan also can be useful tool to evaluate and devise strategies for enhancing economic development along the Beaver River. The BCPC will be represented on the steering committee for the plan. Steering committee meetings will begin in March 2005.

### *Census 2000*

Demographic information is available on the census web site for the 2000 Census. [www.census.gov](http://www.census.gov)

### *E-library*

E-library is a service of the Commonwealth of Pennsylvania which provides municipal comprehensive plans, zoning ordinances, and subdivision and land development ordinances over the internet for viewing by the public. The Beaver County Planning Commission collects and provides copies of these documents to the Commonwealth for inclusion on the E-library web page. During 2004, this process continued and the various municipal subdivision and land development ordinances, zoning ordinances and comprehensive plans can be viewed and downloaded from the State web site at [www.elibrary.state.pa.us](http://www.elibrary.state.pa.us)

### **Transportation Planning**

During 2004, the Beaver County Planning Commission, in conjunction with the Board of Beaver County Commissioners, was involved in several transportation projects involving pedestrian and bicycle trails, highways, bridges, and railroads. Planning staff attended and was actively involved in many SPC and PennDOT committees and work sessions on roads, bridges, highway enhancements, freight movement, Maglev, transportation corridors studies, highway safety and congestion management, air quality, bike and pedestrian trails and mass transit.

The Planning Commission was actively involved in monitoring the state highway plan for Beaver County and assuring projects moved forward in a timely manner. Staff was also involved in the planning of the upcoming 2005-2008 Transportation Improvement Program (TIP). This program identifies the various transportation projects to be funded during federal fiscal years, which begin in October of 2005 and continue through September 2008. The program includes state-owned and maintained highways and bridges as well as county and municipal- owned roads and bridges. The Planning Commission staff attended several meetings and workshops designed to establish the highway and bridge projects and program schedules for relocation and rehabilitation of area roads and bridges. The staff successfully negotiated with PennDOT and surrounding counties for additional highway and bridge projects. A listing of the projects on the proposed *2005 – 2008 Transportation Improvement Plan* is included in the following chart. A more detailed description of the proposed TIP is available for review at [www.spcregion.org](http://www.spcregion.org).



**2005-2008 Transportation Program Projects**

| <i>Project Name</i>                            | <i>Location</i>       |
|--|-----------------------|
| Better Reserves                                | County- Wide          |
| Bridge Preservation                            | County- Wide          |
| Railroad Line Item                             | County- Wide          |
| SR 18  | Beaver Falls City     |
| SR 30  | Greene Township       |
| Pennsylvania Avenue Bridge                     | Monaca Borough        |
| Aliquippa Interchange Southbound SR60          | Hopewell Township     |
| SR 68 Signals                                  | Vanport Township      |
| SR 168   | Shippingport Borough  |
| SR 351   | Big Beaver Borough    |
| SR 588 Herman Road Bridge                      | Marion Township       |
| SR 1032 New York Avenue Bridge                 | Rochester Borough     |
| SR 2004 Freedom Road Upgrade                   | Conway Borough        |
| SR 3009 Kane Road Intersection                 | Hopewell Township     |
| SR 3016 Green Garden Road @ SR 60              | Hopewell Township     |
| SR 3016 Green Garden Road Bridge               | Hopewell Township     |
| SR 3052 Ambridge-Aliquippa Bridge              | Ambridge Borough      |
| SR 4003 Idlewild Road Bridge                   | Big Beaver Borough    |
| SR 4016 Beaner Hollow Road                     | Brighton Township     |
| SR 4032 Engle Road Bridge                      | Industry Borough      |
| Loc 9900 Airport Road Bridge CB-32             | Hopewell Township     |
| Loc 9900 Aliquippa Road Phase IV               | City of Aliquippa     |
| Loc 9900 Beaver River Rails to Trails Phase II | Beaver Falls City     |
| Loc 9900 Brickyard Bridge #2                   | Fallston Borough      |
| Loc 9900 Brighton Township Commuter Bike Lanes | Brighton Township     |
| Loc 9900 Fallston-New Brighton Bridge          | Fallston Borough      |
| Loc 9900 Link's Bridge CB-36                   | Independence Township |
| Loc 9900 Monaca Beautification Project         | Monaca Borough        |
| Loc 9900 Pohl's Bridge CB- 51                  | Raccoon Township      |
| Loc 9900 Sportsman Club Bridge CB 57           | South Beaver Township |
| Loc 9900 Washington Avenue Bridge              | New Galilee Borough   |

A new transportation initiative program was introduced in 2004 entitled the Hometown Streets and Safe Routes to School Program. The purpose of this program is to enhance the transportation corridors in downtown areas with various amenities such as more aesthetic and safer sidewalks, street lighting, benches, crosswalks and similar amenities as well as creating safe walking /biking routes to schools. Begun as a statewide initiative, the Boroughs of New Brighton and Midland both submitted projects to complement their main street plans. The Planning Commission also was involved in coordinating the Public Participation Panel for Beaver County. This panel, reappointed every two years, is responsible for the public input into the development of transportation plans as well as the review of existing plans and proposed projects. The panel is comprised of Beaver County residents representing various cultural, business, and institutional clients who have interest in a wide range of transportation issues. Through this panel, input for highway, bridge, transit, air, water and rail projects are identified and evaluated. Most transportation programs and projects can be obtained from the Southwestern Pennsylvania Commission (SPC) [www.spcregion.org](http://www.spcregion.org) Phone 412-391-5590.

For the first year of this program, New Brighton Borough submitted an application requesting \$1,000,000 for the purpose of completing its Streetscape Program. This project, the largest of the projects submitted to the Review Committee, was ranked first among the recommended programs. This committee is comprised of several state agencies, and one representative from each of the 10 Southwestern Pennsylvania Commission members (SPC) and one from the City of Pittsburgh. Subsequently, SPC recommended and the State endorsed this project for funding.

*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.

*Brighton Township*



Barclay Hill Estates LD

Brighton Township

*Completed Dutch Ridge Elementary School*



Not Shown

Proposed Dollar Tree on Tuscarawas Road

*Center Township*



*Cinemark Theater completed August 2004*



*Hampton Inn under construction*

Technical Assistance

Center Township



Best Buy under construction

*Not shown*  
*Comfort Inn LD*  
*Phillipsburg Center Roadway LD*  
*Target Store*

Arby's Restaurant Building addition



Center Township



*Blockbuster Video and Starbucks LD*

*Center Township*



*Garden View*

*Not Shown*

*Covebay LLC (The Pool Store) LD*

*Hall Commercial Development LD*

*Penn State University Maintenance Building LD*

*Wood Ridge Villas LD*



Darlington Township



*Harmony Township*



*Harmony Township*



Microsonic Laboratory under construction

Hopewell Township



**Economic Development**

The following proposed Land Developments were reviewed by the Beaver County Planning Commission in 2004, but are not under construction at the present time.

Beaver Falls City

Proposed Dollar Tree Store  
College Hill Commons

Chippewa Township

Proposed King's Restaurant, HUB & Quiznos-SR 51 & Darlington Road  
Chippewa Heights Plan  
Chippewa Towne Centre Retail Shops addition (WalMart Plaza)

New Sewickley Township

Pine Run Crossing (Calaco) PRD  
Tri County Commerce Park Ph 5 Bldg 5LD

Ohioville Borough

Pinehurst Village LD

Patterson Township

Darlington Courts LD

South Beaver Township

Blackhawk Hill LD

### *Coming and Going*

Planning Commission staff members Bill Lawrence, Marian Young, and Mitch Yeager left. We are most appreciative of the work that each accomplished and wish them well.

### *Planning Commission Members News*

Mr. Dennis Rousseau became a member of the Planning Commission Board in January 2004.

In 2004, Ms. Somerville, Mr. Rousseau and Mr. Zagorski were reappointed to the Beaver County Planning Commission Board for a 4- year term expiring on 12-31-08.