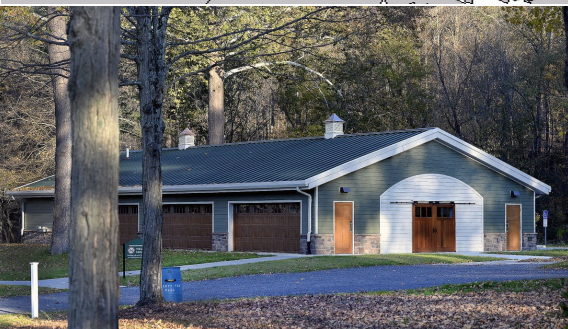
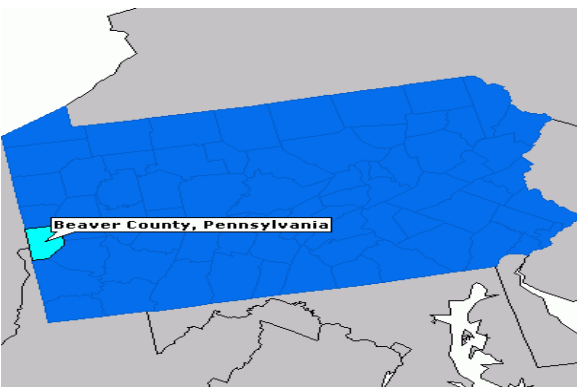




Beaver County Annual Report 2016



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 2016 Annual Report.

Beaver County Commissioners



*Sandie Egley, Chairman
Beaver County Board of
Commissioners
2015-present*



*Daniel Camp
Beaver County Board of
Commissioners
2015-present*



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

Beaver County Planning Commission Board

The Beaver County Planning Commission Board is comprised of nine (9) residents of Beaver County who volunteer their time to serve on the board. Board members are appointed by the Board of Beaver County Commissioners to serve 4-year staggered terms. The chairperson and vice chairperson are selected by the Planning Commission board members and each serves a two-year term. The 2016 Board Chairperson is Sandie Egley, and Vice-Chairperson is Anthony Rosatone. This board holds a public meeting the third Tuesday of every month at the Beaver County Courthouse in the Beaver County Planning Commission Conference Room at 12:30 P.M. Members are listed below.

Sandie Egley, Chairperson

Anthony Rosatone, Vice Chairperson

Karen R. Barness

John W. Bragg

Judith Charlton

Grant W. Farmer

James A. Mitch

Howard Stuber

Joseph Zagorski

Beaver County Planning Commission Staff

Name

Title

Joseph C. West

Planning Director, Beaver County Planning Commission

Lance Grable

Director, Beaver County Office of Planning and Redevelopment

Dan Distler

Environmental Planner/Redevelopment Specialist

Frank Vescio

GIS Coordinator and Associate Planner

Sue Jamery

Senior Administrative Assistant



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County Comprehensive Plan

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

Municipal Comprehensive Plans

The Beaver County Planning Commission received 2 municipal comprehensive plans from South Beaver Township and Beaver Borough in 2016 for review. The County has offered technical assistance to the municipalities for securing funding to update plans.

Municipal Subdivision and Land Development Ordinances

The Beaver County Planning Commission received a request from Patterson Township to review a proposed Subdivision and Land Development Ordinance in 2016.

Municipal Zoning Ordinance Amendments

In 2016, the Beaver County Planning Commission received 16 requests for review of municipal zoning ordinances and/or amendments. The following chart shows the complete list of reviews; it **does not** show those actually adopted by the municipalities.

Municipality	Month	Description
Beaver Boro	January	Amendment of Chapter 27 (Family)
Economy Boro	February	Zoning map amendment
Brighton Twp	March	Zoning Ordinance Amendment
Ambridge Boro	June	Zoning amendment No. 1285
Rochester Twp	June	Zoning Amendment to Ordinance # 460
Potter Twp	June	Zoning = Conditional Use Request by Shell Appalachia LLC
Brighton Twp	July	Zoning Ordinance Amendment—# 195
Freedom Boro	August	Zoning Ordinance Amendment—#578
Greene Twp	August	Zoning ordinance Amendments to Chapter 170
New Brighton Boro	November	Zoning Ordinance Amendment to establish regulations in the Manufacturing & Industrial Districts
Beaver Falls City	November	Zoning Amendment (Downtown Business District) & zoning map amendment
South Beaver Twp	November	Zoning Amendment—Lot Coverage
Chippewa Twp	November	Zoning Amendment (Ordinance # 255)
South Beaver Twp	December	Zoning Amendment (Communication Tower/Cell Sites)
Center Twp	December	Zoning Amendment (Change Zoning of 5 parcels along Brodhead Rd).
Economy Boro	December	Zoning Amendment (bee keeping section)



2016 Land Developments

Municipality	Name
City of Aliquippa	Greater Miracle Ministries LD
City of Beaver Falls	Hill & Kunselman Funeral Home Parking Lot Expansion
Big Beaver Borough	PTV VIII, LLC—Koppel Dollar General Store LD
Center Township	Wagner Road Apartments - Preliminary LD Wagner Road Apartments—Final LD Silverdot Inc.—Suburban Extended Stay Hotel LD Roman Estates LLC LD Beaver Valley Home 2 Hotel LD Brodhead WesBanco LD
Darlington Twp	PTV Darlington Dollar General Store LD Katyln Schwarzwaldler LD
Economy Borough	Taco Bell LD
Hopewell Township	Esmark Office Building LD Bettors Warehouse & Laydown Yard LD Mt Olivet Cemetery Columbarium LD
Midland Borough	Buckeye Pipeline Co—Terminal Reactivation Project LD Concrete Batch Plant LD
Potter Township	Shell Oil/Chemical Co—Lighting Plan LD Shell Chemical LD
South Beaver Township	J. Kells Corporation LD

**2016 Subdivisions and Land Developments by Municipality**

Municipality	Subdivisions	Lots	Acres	Land Developments	Existing Acres	Developed Acres
City of Aliquippa	4	6	0.819	1	0.62	0.62
Ambridge Borough	1	2	0.1148	0	0	0
Baden Borough	0	0	0	0	0	0
Beaver Borough	1	2	0.29	0	0	0
City of Beaver Falls	3	7	1.002	1	0.102	0.102
Big Beaver Borough	1	5	1.4	1	1.4	1.4
Bridgewater Borough	1	4	6.26	0	0	0
Brighton Township	4	70	267.79	0	0	0
Center Township	10	24	96.518	6	25.63	8.77
Chippewa Township	9	22	157.567	0	0	0
Conway Borough	1	2	0.28	0	0	0
Darlington Borough	0	0	0	0	0	0
Darlington Township	2	5	70.187	2	28.84	28.84
Daugherty Township	0	0	0	0	0	0
East Rochester Borough	0	0	0	0	0	0
Eastvale Borough	0	0	0	0	0	0
Economy Borough	10	18	36.882	1	0.79	0.79
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	10.38	0	0	0
Freedom Borough	1	1	2.16	0	0	0
Georgetown Borough	0	0	0	0	0	0
Glasgow Borough	0	0	0	0	0	0
Greene Township	5	13	262.424	0	0	0
Hanover Township	5	12	370.405	0	0	0
Harmony Township	1	3	71.795	0	0	0
Homewood Borough	0	0	0	0	0	0
Hookstown Borough	0	0	0	0	0	0
Hopewell Township	5	19	68.727	3	236.60	140.28

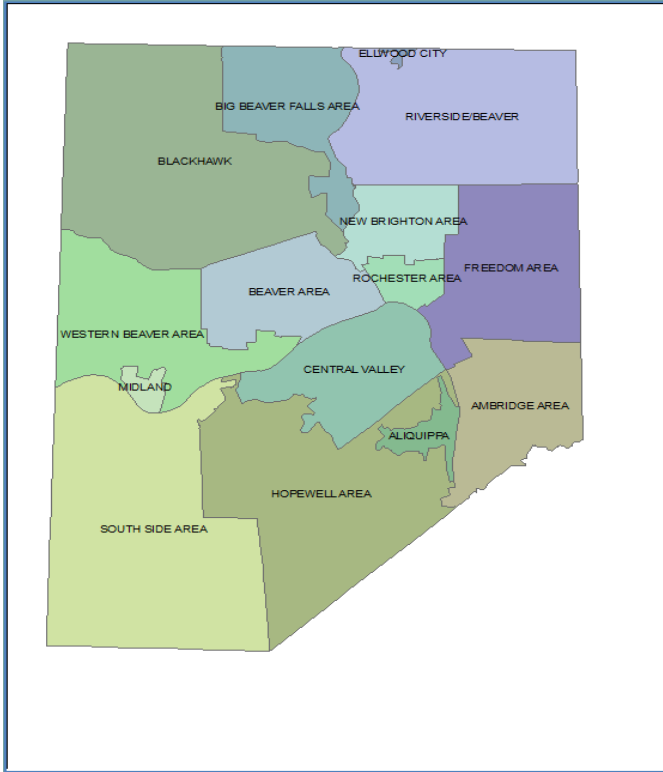


Municipality	Subdivisions	Lots	Acres	Land Developments	Existing Acres	Developed Acres
Independence Township	1	3	147.1	0	0	0
Industry Borough	3	8	150.122	0	0	0
Koppel Borough	0	0	0	0	0	0
Marion Township	0	0	0	0	0	0
Midland Borough	0	0	0	2	70.5	0.01
Monaca Borough	5	10	9.662	0	0	0
New Brighton Borough	1	4	0.119	0	0	0
New Galilee Borough	0	0	0	0	0	0
New Sewickley Township	5	16	172.78	0	0	0
North Sewickley Township	3	6	172.11	0	0	0
Ohioville Borough	2	4	101.81	0	0	0
Patterson Heights Borough	0	0	0	0	0	0
Patterson Township	0	0	0	0	0	0
Potter Township	5	73	1517.4	2	978.46	978.46
Pulaski Township	1	3	0.32	0	0	0
Raccoon Township	3	7	60.071	0	0	0
Rochester Borough	0	0	0	0	0	0
Rochester Township	1	2	0.71	0	0	0
Shippingport Borough	0	0	0	0	0	0
South Beaver Township	4	8	315.81	1	0.01	0.68
South Heights Borough	0	0	0	0	0	0
Vanport Township	0	0	0	0	0	0
West Mayfield Borough	0	0	0	0	0	0
White Township	0	0	0	0	0	0
Total	101	366	4073.015	20	1159.282	1343.602

Total Number of Subdivisions and Land Developments = 121

Total Acreage of Subdivisions and Land Developments = 5232.297

2016 Subdivisions by School District

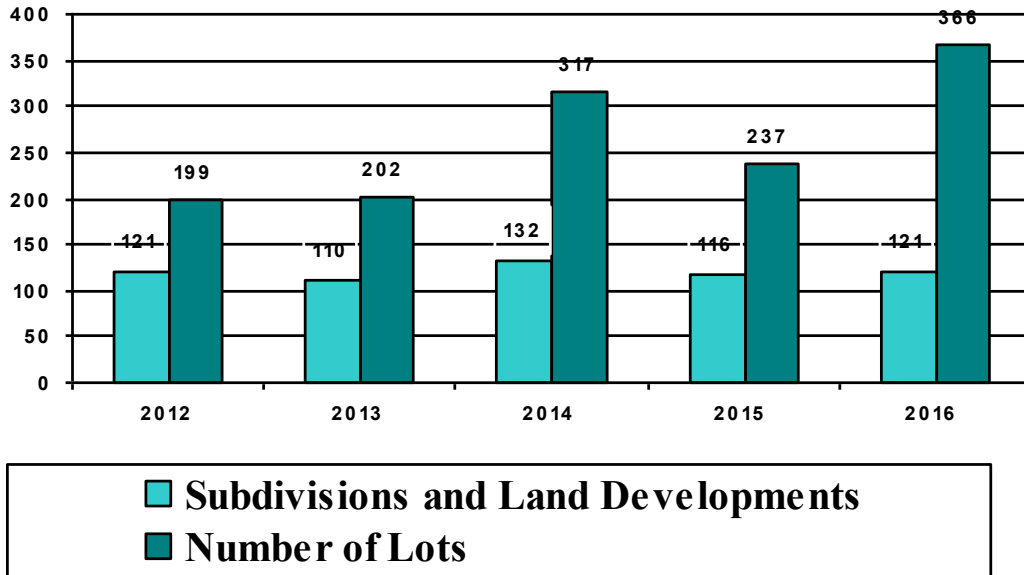


School District	Lots	Acres
Aliquippa	4	0.819
Ambridge Area	23	108.7918
Beaver Area	79	274.34
Big Beaver Falls Area	12	2.402
Blackhawk Area	35	543.564
Central Valley Area	107	1623.58
Ellwood City (BC)	0	0
Freedom Area	19	175.22
Hopewell Area	29	275.898
Midland	0	0
New Brighton Area	7	0.439
Riverside Beaver Co.	13	182.49
Rochester Area	2	0.71
South Side Area	25	632.829
Western Beaver Area	12	251.932
Total	366	4073.015

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

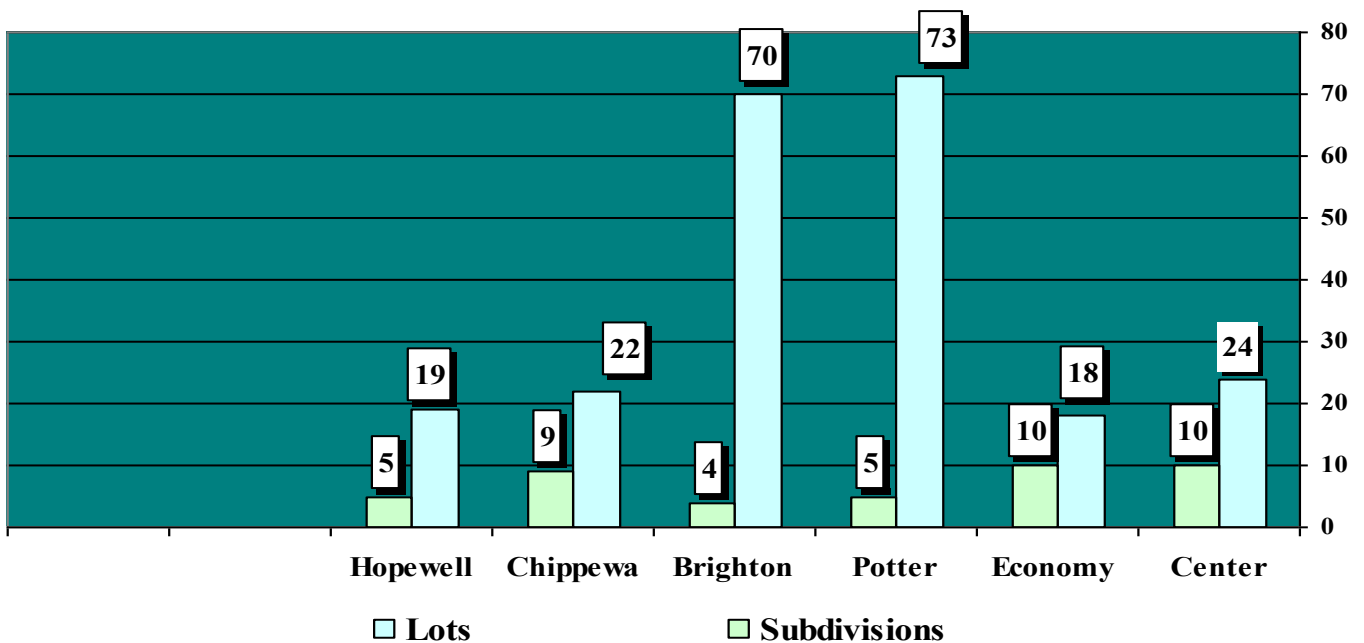


Total Number of Subdivisions, Land Developments, and Number of Lots in 2016



In 2016, the Beaver County Planning Commission reviewed 121 plans, including 20 land developments and 101 subdivisions. Of the subdivisions— 44 were major subdivisions (3+ lots), and total number of lots proposed for development numbered 378. A total of 4073.015 acres were affected.

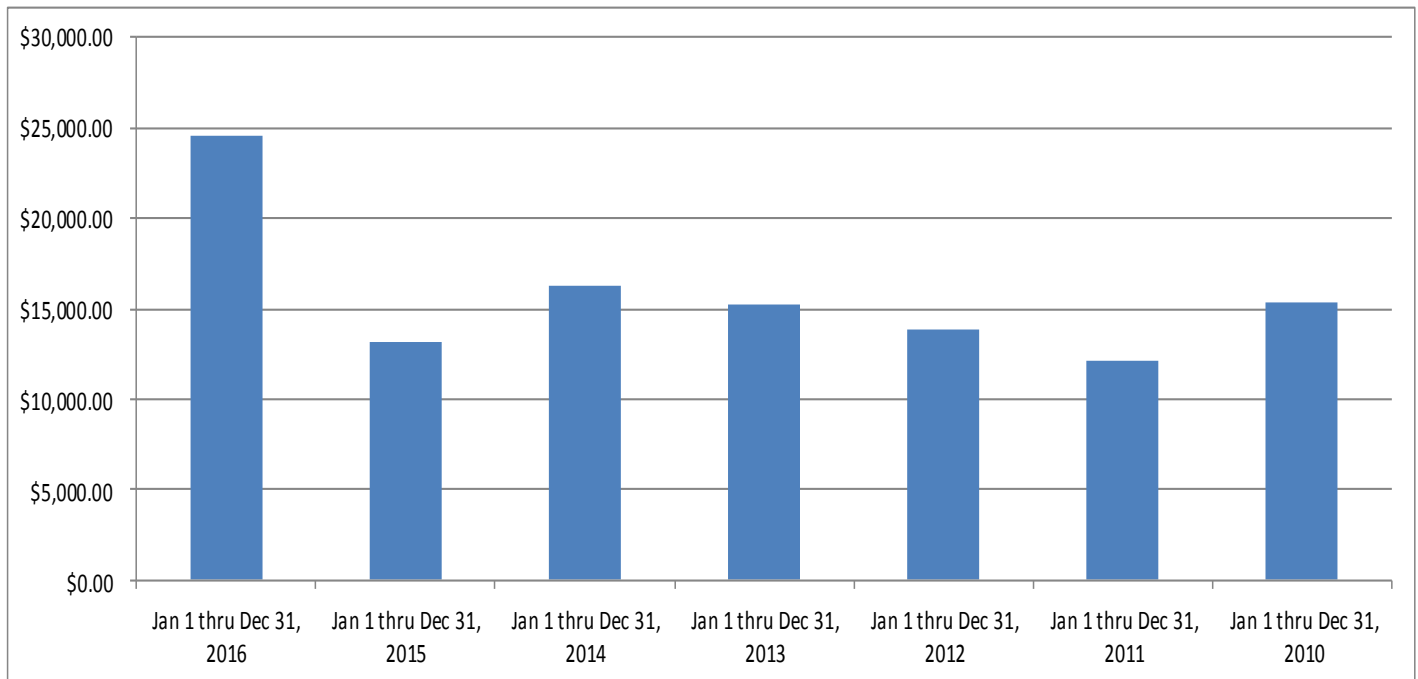
Top 6 Municipalities for Subdivisions and Number of Lots in 2016





Plan Review Fees

The Beaver County Planning Commission began a fee collection for the review of subdivision and land development plan submittals in March of 2004. The chart below indicates the amount collected from 2010 to 2016, The base fee is \$75.00. The total amount collected in 2016 was **\$24,621.00**



Land Developments

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

Ambridge Borough



Cobblestone Inn & Suites

Land Developments

Center Township



Columbia Gas Facility/Stoney Ridge Development

Land Developments

Chippewa Township



Airport Hotel LD

Hopewell Township



Bet Tech Industrial Park Rev

Applications/Projects

PENNVEST

The *Pennsylvania Infrastructure Investment Authority* (PENNVEST) was established in 1988 as a revolving fund to improve the state's deteriorating infrastructure. The fund is available to help communities finance sewage and water system projects and is usually awarded in the form of low-interest loans. The Beaver County Planning Commission received 1 application for review and comment in 2016 from Midland Borough Municipal Authority for their proposed Water Intake Facility.

Community Development Program

CDBG Funded Projects - FY 2016— 2 Funded Projects

- Aliquippa Manhole Project
- Midland Boro Municipal Authority— Water Intake Project

Marcellus Shale

In 2016 Shell Appalachia announced that they would be building a Petro-Chemical Plant in Potter Township, Beaver County. Marcellus Shale is a unit of marine sedimentary rock found in eastern North America. Named after a distinctive outcrop near the village of Marcellus, New York in the United States, it extends throughout much of the Appalachian Basin. The shale contains largely untapped natural gas reserves, and its proximity to the high-demand markets along the East Coast of the United States makes it an attractive target for energy development. In 2016, Beaver County received 17 Act 14 notifications related to gas drilling.



Artist's rendering of Shell Monaca Ethane Complex



Act 537 Sewage Facility Plan Revisions

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

In 2016, the Beaver County Planning Commission reviewed 6 Act 537 Sewage Facilities Plan Revisions.

Month	Applicant	Municipality
February	Rochester Riverfront Development—Rochester Townhomes	Rochester Boro
June	William A. Lilly—Small Flow Treatment Facility	Brighton Twp
June	D. L. Kriberney Subdivision	North Sewickley Twp
June	Besters Warehouse and Laydown Yard LD	Hopewell/Center/Aliquippa
August	Lot 1 & 2—AER Plan #2	Economy Boro
December	Rochester Area Joint Sewer Authority	Act 537 Plan Update

Agricultural Security Areas

The *Agricultural Security Law (Act of June 30, 1981, P.L. 128, No. 43, as amended)* allows municipalities to create Agricultural Security Areas (ASA) when petitioned by farmers committing a minimum of 250 acres and meeting minimum acreage size. An ASA provides the landowner with additional protection from changes in surrounding land uses that could restrict his ability to farm successfully, such as complaints from adjacent residential subdivisions, condemnation by government and/or public utilities and assessments for new sewer and water lines running by his property. It does not restrict the farmer's ability to sell his land for development. A municipality must submit the proposals to the County Planning Commission for review and comment prior to creating an Agricultural Security Area, the state-mandated 7-Year Review of its ASA, and any proposed additions/deletions between and during the mandated 7-year Reviews. In 2016, three (3) Agricultural Security Areas were submitted for review from Daugherty Twp, South Beaver Twp and Darlington Twp.

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



PA DEPARTMENT OF AGRICULTURE
Agricultural Conservation Easements by County
as of December 11, 2016

County	Number of Farms	Number of Acres	Purchase Price	Average Price/Acre
Adams	163	21,434	38,346,579	1,789
Allegheny	30	3,259	19,147,115	5,876
Armstrong	5	486	916,731	1,886
Beaver	26	2,832	7,550,723	2,667
Bedford	17	3,786	2,138,333	565
Berks	718	70,850	150,983,786	2,131
Blair	48	7,060	7,086,908	1,004
Bradford	14	3,740	3,190,679	853
Bucks	174	14,835	127,823,261	8,616
Butler	49	5,542	17,249,990	3,112
Cambria	14	2,438	2,576,275	1,057
Carbon	21	1,556	3,923,850	2,522
Centre	46	7,066	15,613,375	2,210
Chester	304	26,537	147,469,661	5,557
Clinton	25	2,451	2,485,641	1,014
Columbia	37	4,092	3,875,733	947
Crawford	5	1,094	1,094,494	1,000
Cumberland	147	17,128	45,219,140	2,640
Dauphin	169	16,350	22,750,788	1,392
Delaware	2	198	2,678,360	13,527
Erie	65	8,147	14,473,959	1,777
Fayette	20	2,161	2,400,814	1,111
Franklin	130	16,882	31,674,943	1,876
Fulton	4	239	637,362	2,671
Greene	5	591	550,288	931
Huntingdon	8	965	1,285,649	1,332
Indiana	9	932	1,725,940	1,852
Juniata	19	2,479	1,716,157	692
Lackawanna	61	4,933	8,775,662	1,779
Lancaster	820	69,253	177,697,270	2,566
Lawrence	24	2,460	2,635,697	1,071
Lebanon	158	18,182	31,501,139	1,733
Lehigh	274	21,989	69,828,397	3,176
Luzerne	28	2,906	8,114,477	2,792
Lycoming	77	9,251	8,850,753	957
Mercer	52	8,555	6,832,258	799



PA DEPARTMENT OF AGRICULTURE
Agricultural Conservation Easements by County
as of December 11, 2016

County	Number of Farms	Number of Acres	Purchase Price	Average Price/Acre
Mifflin	22	2,470	2,775,833	1,124
Monroe	111	7,575	22,222,117	2,934
Montgomery	151	9,225	105,462,923	11,432
Montour	12	921	781,056	848
Northampton	168	14,847	63,442,805	4,273
Northumberland	20	2,288	2,818,857	1,232
Perry	57	8,810	6,197,904	704
Pike	2	210	584,164	2,788
Potter	7	1,136	821,615	723
Schuylkill	100	10,711	12,301,634	1,148
Snyder	23	2,480	3,130,528	1,262
Somerset	11	1,476	2,550,575	1,729
Sullivan	8	706	810,957	1,148
Susquehanna	32	6,312	5,401,694	856
Tioga	17	2,379	2,452,034	1,031
Union	77	8,008	10,127,851	1,265
Warren	2	310	294,652	951
Washington	34	5,394	9,497,632	1,761
Wayne	47	5,796	7,278,873	1,256
Westmoreland	93	12,403	25,770,849	2,078
Wyoming	10	1,569	1,687,162	1,075
York	273	40,972	73,314,017	1,789
Grand Total	5,045	528,656	1,350,547,914	\$2,555



Projects for Review and Comment

In 2016, **125** projects were submitted to the Planning Commission for endorsement/consistency review.

Month	Applicant/Project/Description	Municipality
January	Range Resources—Fay Albert 11966 Well Site Project	Hanover Twp
January	Range Resources Appalachia LLC— Carl Jodikinos 11380 Well Site Project	Independence Twp
January	PennEnergy Resources—Connoquenessing Creek Water Withdraw Project	Marion Twp
January	PennDOT—SR 0065 Mercer Road, Bank Stabilization Project	North Sewickley Twp
January	Ambridge Water Authority - Big Sewickley Creek Rd Waterline Relocation Project	Economy Boro
January	Center Twp Water Authority - S.R. 18 Waterline Extension Project	Center/Potter Twps
January	Columbia Gas of PA—D-1869 Big Beaver Pipeline Replacement Project	Big Beaver Boro
January	PVE Sheffler—Beaver Valley Home 2 Hotel Project	Center Twp
February	PennEnergy Resources LLC—PER B10 Well Pad Project	Daugherty Twp
February	Plenary Walsh Keystone Partners—JV # 454, SR 1014 Section B35 Project	Marion Twp
February	SR 4002 Clinton Frankfort Road bridge deck replacement over Raccoon Creek Project	Hanover Twp
February	SR 0351, Section B10—Koppel Bridge Replacement Project	Koppel/North Sewickley
February	GAI Consultants—Relocation of portion of SR 288—Zelienople Airport Project	Franklin Twp/Butler County
February	Castlebrook Development Group—Rochester Riverfront Dev Project	Rochester Boro
February	Bret Nelson—Small Flow Treatment Facility Project	Independence Twp
February	PennEnergy Resources LLC—B37 to B11 Temporary Water Line Project	New Sewickley Twp
February	Wal-Mart Real Estate Business Trust—Walmart Supercenter Project	Chippewa Twp
February	Plenary Walsh Keystone Partners—JV # 452, SR 168, Section P30 Project	South Beaver Twp
February	PennDOT—SR 0288 Zelienople Road, Bank Stabilization Project	Franklin Twp
February	Range Resources Appalachia, LLC—Dalbo Temporary Waterline Project	Independence Twp
February	Zelienople Municipal Airport— Improve Safety of Airside Facilities	Franklin Twp
February	Cardinal PA Midstream, LLC—B11 Gathering Line Project	New Sewickley Twp
February	Plenary Walsh Keystone Partners —SR 4012 Section B04 Project	Brighton Twp
March	PennEnergy Resources—B15 Well Pad Project	Economy Boro
March	PennEnergy Resources—PER B25 Well Pad Project	New Sewickley Twp
March	Dominion Transmission, Inc.—Lebanon West II Project (Segment 27)	South Beaver Twp
March	Plenary Walsh Partners—JV # 451, State Route 0168 Project	Ohioville Boro
March	GAI Consultants – 9 Bridge Repair Projects (VanKirk Rd Bridge – Center Twp, Bakers Landing Bridge – Center Twp, J C Aten Bridge – Hanover Twp, School Rd Bridge – Independence Twp, Potts Hollow Rd Bridge – Independence Twp, Tevebaugh Rd Bridge – Baden Boro, Nelson Musgrave Bridge – Baden Boro, Beilers Run Rd Bridge – Ohioville Boro, & Harkins Mill Bridge – New Sew Twp)	Various areas
March	Norfolk Southern Railway Company—Crows Run Remediation Project	Conway/Economy/Freedom
April	Civil & Environmental Consultants—Proposed Koppel Dollar General Store Project	Big Beaver Boro
April	Cornerstone Engineering Group—Roman Estates Project	Center Twp
April	Gibson-Thomas Engineering—Esmark Realty LLC - Esmark Office Building Project	Hopewell Twp
April	Cornerstone Engineering Group—Wagner Road Apartments Project	Center Twp
April	River Harbour Marina Extension South—JoPa Development LLC Project	Bridgewater Boro
April	Sisters of St. Joseph—Soil Waste Area Land Development Project	Baden Boro

**Projects for Review and Comment (cont'd)**

Month	Applicant/Project/Description	Municipality
April	Brighton Twp Mun Auth—SR 4028 Tuscarawas Road Waterline Replacement Project	Brighton Twp
April	Bridgewater Boro—Bridgewater Landings Marina & Boathouse Docks Project	Bridgewater Boro
April	(Bettors) Warehouse and Laydown Yard Project	Hopewell/Center/Aliquippa
April	Midland Boro Mun Auth—proposed Water Intake Facility—PennVEST Application	Midland Boro
April	SPC—Natural Heritage Inventory Updates for SW PA	Southwestern PA
May	Ambridge Regional Distribution & Manufacturing —PA Multimodal Transportation Funding	Ambridge/Harmony Twp
May	Center Twp Water Authority (CTWA) - CTWA Temporary Ohio River Water Intake Project	Center & Potter Twp
May	Plum Contracting, Inc.—Proposed Soil Spoil Site Project	Ohioville Boro
May	Hanson Aggregates BMC, Inc. & Tri State River Products—Commercial Dredging of Ohio River	Various areas in BC
May	North Sewickley Twp Water Auth—PennDOT SR 65 (Mercer Rd) Waterline Relocation	North Sewickley Twp
May	Columbia Gas of PA —Economy Boro—Big Sewickley Creek Rd Pipeline Relocation Project	Economy Boro
May	Dominion Transmission Inc.—Lebanon West II Project, Segment 27 Project	South Beaver Twp
May	ETC Northeast Pipeline—Revolution Pipeline—Phase I Project	Center & Conway
May	Greene Twp—Sharon Drive Culvert Replacement Project	Greene Twp
May	PTV Darlington, LLC—Proposed Dollar General Store	Darlington Twp
May	PennDOT—SR 3002, Section B01 Project	Center Twp
May	John DeLacio—William T. Reed Small Flow Treatment Facility Project	Greene Twp
May	Plenary Walsh Keystone Partners—JS #462 SR 4012 Bridge Repair Project	Patterson/Brighton Twps
June	PennDOT—SR 3002, Section B1 Landslide Remediation Project	Center Twp
June	FirstEnergy Generation, LLC—Bruce Mansfield New Barge Anchor Systems Project	Shippingport Boro
June	PennDOT—SR 168—B16 Salem Church Rd Bridge Replacement Project	South Beaver Twp
June	William L. Lilly—Small Flow Treatment Facility	Brighton Twp
June	Community College of Beaver County—Campus Updates & Maintenance Project	Center Twp
June	PennDOT—SR 588, Section B18 Project	Beaver Falls City
June	PennDOT—SR 1005, Chapel Drive Project	North Sewickley Twp
June	BC FY 2016 CDBG Funded Projects—Aliquippa Manhole & Midland Mun Auth Water Intake	Aliquippa/Midland
June	Municipal Water Authority of Aliquippa—J&L Tunnel Pipe Replacement Project	Aliquippa City
July	Range Resources Appalachia, LLC—Noss 10880 Well Site Project	Hanover Twp
July	Range Resources Appalachia, LLC—McMichael 11388 Well Site	Independence Twp
July	Castlebrook Development Group—New Sewickley Multi-Family Housing Project	New Sewickley Twp
July	BC Conservation District—Brush Creek Park Timber Debris & Streambank Erosion Project	Marion Twp
July	Cardinal PA Midstream, LLC—B37 Gathering Line Project	New Sewickley Twp
July	PennDOT—SR 4008 Braun Rd, Bank Stabilization Project	Chippewa/Patterson Twps
July	PennDOT—SR 3026, Sec B02 Bridge Replacement Project	Hanover Twp
July	Midland Boro Mun Auth—Midland Wastewater Treatment Plant Improvements Project	Midland Boro
July	Columbia Gas of PA—Line D-81, Crows Run Pipeline Relocation Project	New Sewickley Twp
August	Beaver County Developments—Multimodal Transportation Fund—SR 18 Traffic Lights Project	Potter Twp
August	Metals USA—Stream Bank Stabilization Project	Ambridge Boro
August	Zokaits Contracting — Lakeview Farms Plan 5 Project	Center Twp
August	Zokaits Contracting — Villas of Economy Project	Economy Boro
August	PennEnergy Resources, LLC—PER B37 1H, 2H & 3H Well Permits Project	New Sewickley Twp

**Projects for Review and Comment (cont'd)**

Month	Applicant/Project/Description	Municipality
August	C.J. Betters Real Estate—Bridgewater Crossing Project	Bridgewater Boro
August	Monica's Lockhouse 6 Restaurant LLC Project	Industry Boro
August	Municipal Water Auth of Aliquippa—Golf Course Run Waterline Repair Project	Hopewell Twp
August	PennEnergy Resources, LLC—Fritsch Farm Project	New Sewickley Twp
August	BC Cons Dist—North Fork Little Beaver Streambank Stabilization/Habitat Project II	Darlington Twp
September	MPLX Terminals, LLC—PA DEP Storage Tanks Program Project	Industry Boro
September	Hanson Aggregates, dredging activities Montgomery Pool Ohio River Project	So Hghts./Hopewell/Aliquippa /Ambridge
September	PVE Sheffler—Connoquenessing Country Club Dredging Project	North Sewickley Twp
September	Columbia Gas of PA—Conway Wallrose Road Pipeline Installation Project	Economy Boro
September	C. J. Betters Real Estate—Brodhead Road Apts. Project	Center Twp
September	Great Southern Wood—Fombell Park Paving Project	Franklin Twp
September	Cranberry Park Associates—Hillsboro Barn Project	New Sewickley Twp
September	Betters Acquisition Group, LLC—The Willows Project	Industry Boro
September	Tri-State River Products—Dredging activities—Ohio River Project	Conway/Freedom/Monaca, Beaver/Center/Vanport/Potter
October	Creswell Heights Joint Auth– Disinfection System Improvements Project	South Heights Boro
October	Baden Boro Mun Auth—Proposed Schiller Street Sanitary Sewer Rehabilitation Project	Baden Boro
October	Ambridge Boro—Repairs to Stormwater Outfalls # SW-07 & SW-08 Project	Ambridge Boro
October	Brighton Twp Mun Auth—Pump Station Valve Replacements Project	Brighton Twp
October	Brighton Twp Sewer Auth—Dawson Ridge PS Pump Replacement & VFD Installation	Brighton Twp
October	Pittsburgh Intermodal Terminals, Inc.—Dredging Activities - Ohio River	Ambridge Boro
October	Marion Twp—Herman Road Waterline Project—PA Small Water & Sewer Program	Marion Twp
October	PennEnergy Resources, Inc.— Ohio River Water Withdrawal Project	Freedom Boro
November	Cardinal PA Midstream, LLC—B8 Gathering Line Project	New Sewickley Twp
November	Aliquippa Mun Water Auth—Water System Valve Replacement Project	Aliquippa City
November	Center Twp Sanitary Auth—Sewage Treatment Headworks Improve. Project	Center Twp
November	Rochester Boro Sewer & Maintenance Auth—2016 Sewer Repairs Project	Rochester Boro
November	Midland Boro—2017 Combined & Sanitary Sewer Improvements Project	Midland Boro
November	North Sewickley Twp Sewer Auth—Sewer Line Ext—Concord Circle, Glendale & Old Concord Circle Rds and Schnauzer Lane	North Sewickley Twp
November	North Sewickley Twp Sewer Auth—Sewer Line Ext—along Connoquenessing Creek	Franklin Twp
November	Patterson Twp Mun Auth—20th Ave Sanitary Sewer Replacement	Patterson Twp
November	PennEnergy Resources, LLC—PER B35 3H Well Permit Renewal	New Sewickley Twp
November	PennEnergy Resources, LLC—Beaver Pad 12, Well 1H Deepen Well Permit	Marion Twp
November	Beaver Falls Mun Auth—Eastvale WTP Wash Water Tank Rehab Project	Various areas in BC
November	Norfolk Southern—Railroad Telecommunications Tower—historic properties impacts	Homewood Boro
December	Mun Water Auth of Aliquippa – WWTP TRC Improvements Project	Aliquippa City
December	Vogel Driveway Project	New Sewickley Twp
December	Champion, Inc.—Concrete Batch Plant Project	Midland Boro
December	Independence Excavating Inc.—Crows Run Road Fill Site project	Conway Boro
December	Shell Chemical Appalachia, LLC—Off-Site Parking Project	Potter Twp
December	SR 18, Bank Stabilization Project (near Raccoon Park Rd)	Hanover Twp
December	Cardinal PA Midstream LLC—B39 Well Connect Project	New Sewickley Twp
December	Allegheny Land Trust—Lilly Property—Economy Boro—Big Sew Cr Watershed Project	Economy Boro



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 2016, the Beaver County Planning Commission received and reviewed a total of **167** notifications.

<u>Permit Application Type</u>	<u>Quantity</u>
Air Quality Permits	16
Encroachment Permits	61
Mining Activity Permits	0
NPDES Permits	40
Oil & Gas Permits	22
Railroad Permits	1
Solid Waste Permits (residual, municipal, etc.)	9
Water Quality Permits	4
Water Management Plan/Withdrawal Plan Permits	3
Water Supply/Allocation	11
Other/Miscellaneous	0
Total	167



Solid Waste (Municipal, Residual, and Hazardous Waste)

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

In 2016 the Planning Commission received **9** solid waste permit applications/modifications.

APPLICANT	LOCATION	DESCRIPTION
Dalton's Service Co, LLC	Beaver Falls	Permit Renewal for Dalton's Service Co. LLC (Permit # 101677).
Bret Nelson	Independence Twp	Permit for the Nelson Property Project.
FirstEnergy Generation	Greene Twp	First Quarter Report 2016 for Little Blue Run Disposal Impoundment.
Bet-Tech International	Hopewell Twp	Permit for the Blacks Run Site Secure Landfill Project.
FirstEnergy Generation	Greene Twp	Minor Permit Modification/Closure Plan – Little Blue Run Disposal Area Second Quarter 2016 Report for Little Blue Run Disposal Impoundment
Nexo Solutions & Fielding Environmental LLC	Freedom Boro	Permit Modification for their Freedom Facility.
FirstEnergy Generation	Greene Twp	Permit for the Little Blue Run Residual Waste Disposal Impoundment & Construction Certification Report.



Project Status Reports

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

E-library

E-library is a service of the Commonwealth of Pennsylvania that provides municipal comprehensive plans, zoning ordinances, subdivision and land development ordinances and other municipal ordinances online for public use. The Beaver County Planning Commission collects and provides copies of these documents to the Commonwealth for inclusion on the E-library web page. E-library receives documents on a quarterly basis.

www.elibrary.state.pa.us

Floodplain Maps

Floodplain management is the operation of a community program of corrective and preventative measures for reducing flood damage. These measures take a variety of forms and generally include requirements for zoning, subdivision or building, and special-purpose floodplain ordinances. A community's agreement to adopt and enforce floodplain management ordinances, particularly with respect to new construction, is an important element in making flood insurance available to home and business owners. Currently over 20,100 communities voluntarily adopt and enforce local floodplain management ordinances that provide flood loss reduction building standards for new and existing development.

The Beaver County Office of Planning and Redevelopment has taken a proactive role in Floodplain Management. If you have any questions related to the National Flood Insurance Program please contact our Certified Floodplain Manager, Daniel M. Distler, at 724-770-4428 or via email at ddistler@beavercountypa.gov.

As part of this effort a series of trainings were held in neighboring communities with support from the Southwest Pennsylvania Commission, PA Department of Community and Economic Development, and the Federal Emergency Management Agency. More Training is planned for spring of 2017.

Transportation Planning

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

EPA Brownfields Grant 2012 to current

The Beaver County Planning Commission is the administrator of the EPA Brownfield Grant. Beaver County along with community partners (the Borough of Midland, the City of Aliquippa, the Borough of Monaca, and Moon Township) joined together in 2012 to undertake a grass-roots effort to re-think the future of our communities as a way to respond to the changes in our manufacturing/industrial base and the post-industrial brownfields legacy that remains. Beaver County on behalf of the communities received a \$600,000 federal grant from the United States Environmental Protection Agency (EPA) to undertake environmental assessments of known or perceived brownfield sites, develop site redevelopment plans, and identify infrastructure improvements needed to stimulate revitalization. This effort is a continuation of the U.S. EPA funded Ohio River Brownfields Area-Wide Plan which was an outcome of the Ohio River Trail Corporation's initiative to provide increased access to and along the Ohio River corridor and the revitalization of the numerous blighted parcels, many of which are perceived brownfields. "The ultimate goal of the project is to evaluate potential alternatives for the future use of the property."



Census 2010

Census information is available on the three websites listed below:

www.census.gov

www.pasdc.hbg.psu.edu

www.spcregion.org

The Beaver County Planning Commission was successful in assisting the Census Bureau with help completing the 2010 Census for Beaver County. The information is available online as well as in hard copy from the Beaver County Planning Commission office. In 2016 the Beaver County Planning Commission acquired Community Profiles for each school district in Beaver County.

Municipal Separate Storm Sewer Systems (MS4)

Each year since 2003, the Department of Environmental Protection (DEP), through the *Stormwater Management Act*, requires municipalities with Municipal Separate Storm Sewer Systems (MS4) to apply for NPDES discharge permits. This addresses issues involving groundwater contamination in the waters of the Commonwealth of Pennsylvania. Beaver County, along with 28 municipalities are required annually to:

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

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

In 2016, 28 out of the 29 mandated communities participated in the joint ad.

Act 167 Stormwater Management Plan

In 2009, Beaver County retained Kimball and Associates to complete Phase I of a county-wide Stormwater Management Plan. The Plan is 75% funded by the Department of Environmental Protection (DEP) under the Stormwater Management Act 167. Phase I was completed in 2010 and submitted to the DEP for comments. During 2016, there was no activity on this project.

SPC Appalachian Regional Commission - Area Development Program (ARC)

The Appalachian Regional Commission (ARC) is a regional economic development agency that represents a partnership of federal, state, and local governments. Established by an act of Congress in 1965, the ARC is composed of the governors of the 13 Appalachian states and a federal co-chair appointed by the President. The Southwestern Pennsylvania Commission oversees local participation through a multi-county advisory board. In 2016, the Beaver County Planning Commission and Communities in Beaver County did not submit any projects.

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

GIS is used to support planning-related activities, activities of the Redevelopment Authority, the Agricultural Land Preservation Program, Emergency Management Services, Assessment Office and other county departments. A new and improved Beaver County Portal became available this year, and can be found online on the County homepage under GIS Portal. County agencies along with Baker Engineering and Environmental Systems Research Institute (ESRI) work together to make sure the system functions at full capacity to meet the unique needs of each office. The portal is free to the public for assessment information. In October of 2016 the Beaver County Planning Commission received new 2016 aerial photos from the Southwestern Pennsylvania Commission (SPC) and the Planning Commission continues the process of creating building footprints. Shown below is a 3D rendering of a typical Beaver County neighborhood with building footprints overlay.

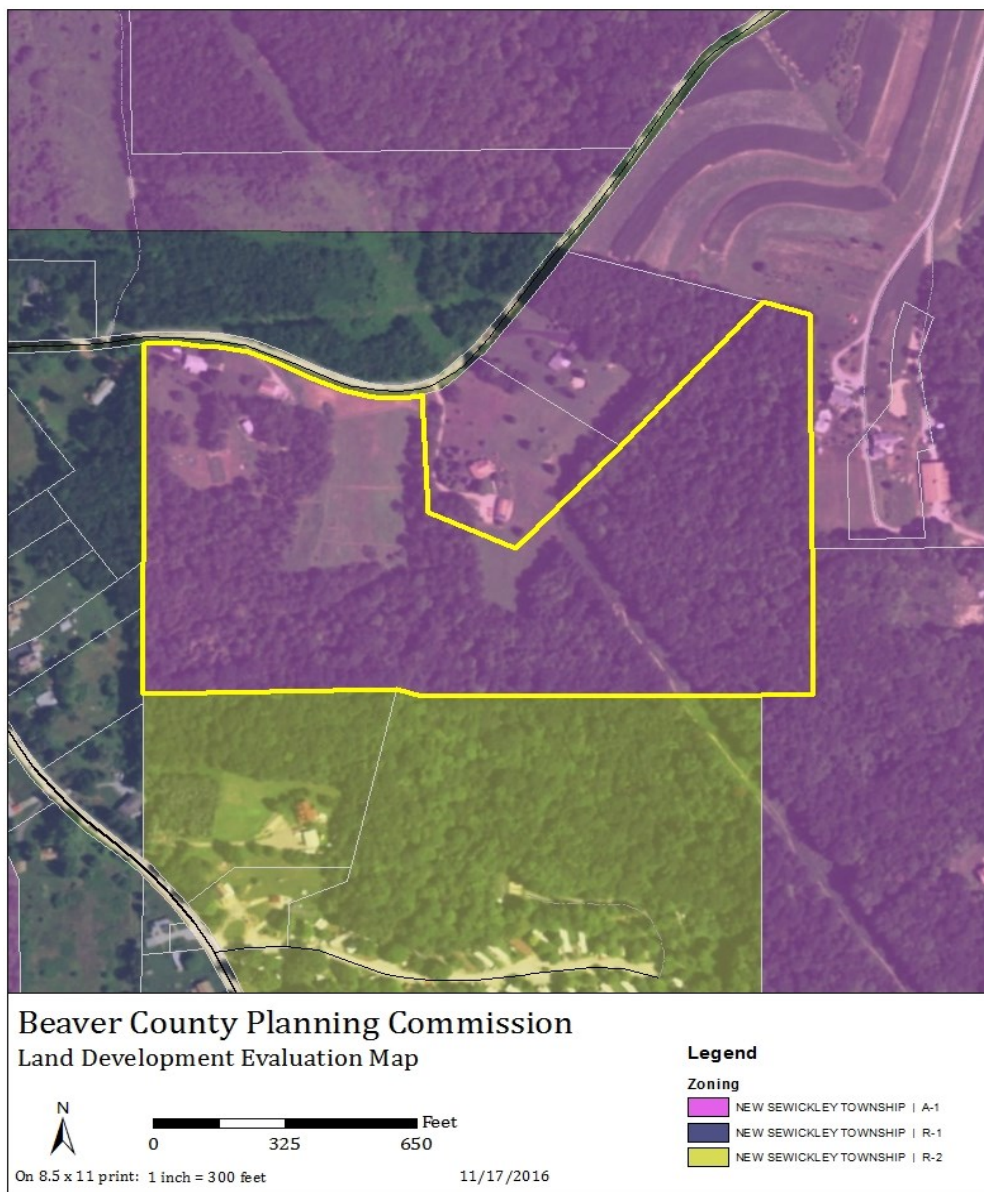
Total GIS Data Revenue for 2016: \$ 17,900.00

Total GIS Map Products Revenue for 2016: \$ 613.00



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

The Land Development Evaluation Tool was created by Michael Baker International to assist in the subdivision and land development review process. It calculates in which zoning district a selected parcel is located. It then automatically outputs the zoning ordinance date, setbacks, and subdivision ordinance information. In addition it outputs the floodplain insurance rate map panel, clean and green, agricultural security area, wetlands, and natural heritage areas. The output is in the form of a review letter that will be sent to the applicant. A small map is produced as well indicating the parcel or parcels involved in the subdivision plus any applicable features.



Print-out is from land development evaluation tool