

***BEAVER COUNTY PLANNING
COMMISSION***

ANNUAL REPORT

2007



Annual Report

Beaver County
Planning
Commission

2007

Beaver County Board of Commissioners 2007



Charles A. Camp



Joe Spanik, Chairman



Dan Donatella

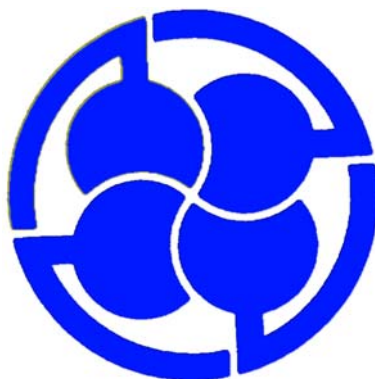
After four decades in county government, Commissioner Dan Donatella retired from the Board of County Commissioners at the end of 2007. Mr. Donatella had a distinguished career in the county, beginning in the Assessment Office and culminating as Chairman of the Board of the Beaver County Commissioners for a seven year duration. At various times, he also served as Chief Clerk, Emergency Services Director, Veterans Director, amongst others. His last two terms of office saw unequalled investment in this community, including a new county courthouse, jail, and the sponsorship of the Community College of Beaver County. The Beaver County Planning Commission wishes the very best to Commissioner Donatella.

The Beaver County Planning Commission welcomes Commissioner Tony Amadio as the Chairman of the Board of Beaver County Commissioners. Commissioner Amadio, taking office in January of 2008, brings broad experience in public service to county government. An educator by profession, he taught for thirty-five years in public schools, most of this time in the Center Area School District. In addition, he was a Center Township Supervisor for twenty-four years, eight as Chairman. As a Supervisor, he guided the dramatic development in Center Township, turning this once rural township into one of the region's leading residential, commercial, and education hubs with continued and sustained growth.



Tony Amadio, Chairman

2008 Beaver County Board of Commissioners



The Logo was adopted by the Beaver County Planning Commission in the early 1970s. Since that time there have been many different interpretations as to the meaning of the logo.

The most common and accepted are as follows:

The four inner circles represent the Earth, Water, Air and People. They interlock to symbolize the relationship and dependence of each on the other. Actions by any one of these elements will impact the others.

The outer circle represents the four levels of government, Federal, State, County, and Municipal, which are also interrelated and have impact upon each other.

The inner and outer circles are connected— as each is affected by and affects actions of the other.



Beaver County Planning Commission Board



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

The Beaver County Planning Commission is required by the *Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247 as amended, Article II, Section 207*, to submit, by March 1st, an annual report of its activities and projects for the previous year. At this time, the Beaver County Planning Commission presents the 2007 Annual Report.



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County Comprehensive Plans

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 properly. 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 2007, the Beaver County Planning Commission issued an RFP for the preparation of a new County Comprehensive Plan.

Pennsylvania Municipalities Planning Code Act of 1968, P.L. 805. No. 247, as amended, Article III

Municipal Comprehensive Plans

The Beaver County Planning Commission received and reviewed one municipal comprehensive plan update in 2007. The chart below shows this comprehensive plan/update.

| Municipality | Month | Description |
|-------------------|--------|---|
| Brighton Township | August | Comprehensive Plan Update identifies growth that has occurred in the interim years as well as updates regarding the action strategies for the Township. |

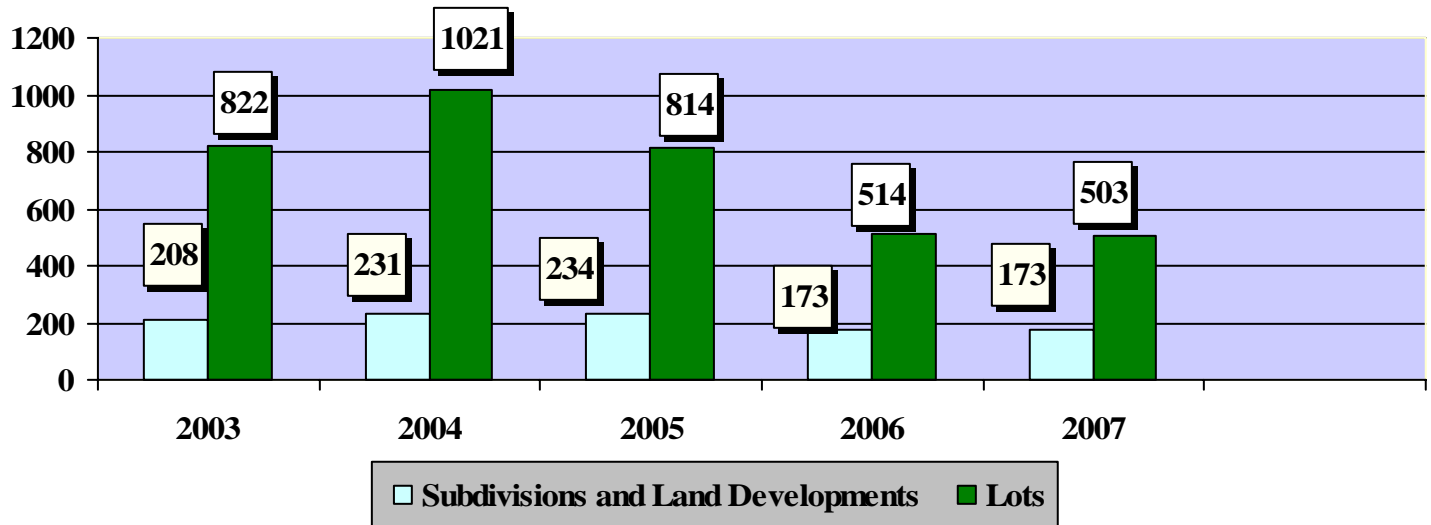
Pennsylvania Municipalities Planning Code Act of 1968, P.L. 805. No. 247, as amended, Article III



Summary

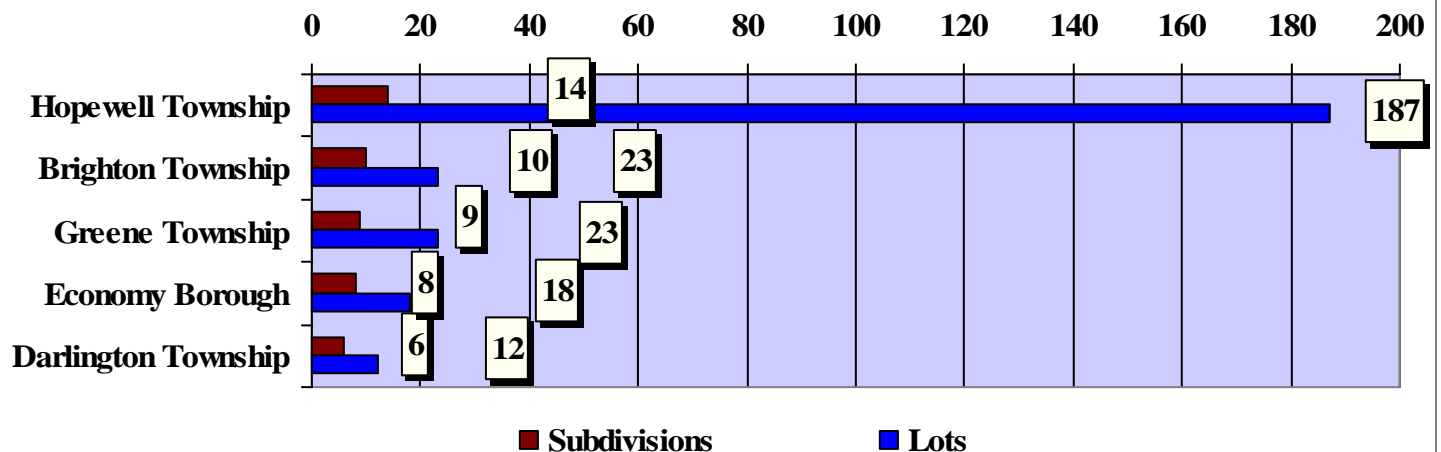
The Beaver County Planning Commission reviewed 173 subdivision and land development submittals during 2007. Of the submittals, 51 were minor subdivisions (two or less lots, lot line adjustments); 71 major subdivisions (3+ lots); and 51 land developments (multi-family or non-residential). Lots created or proposed for development numbered 503. A total of 4,805.75 acres were affected.

5-Year Comparison



The municipality with the most subdivision submittals was Hopewell Township with 14 subdivisions and 187 lots. Brighton Township was second with 10 subdivisions and 23 lots. Greene Township was third with 9 submittals and 23 lots. Economy Borough was fourth with 8 submittals and 18 lots. Darlington Township was fifth with 6 submittals and 12 lots.

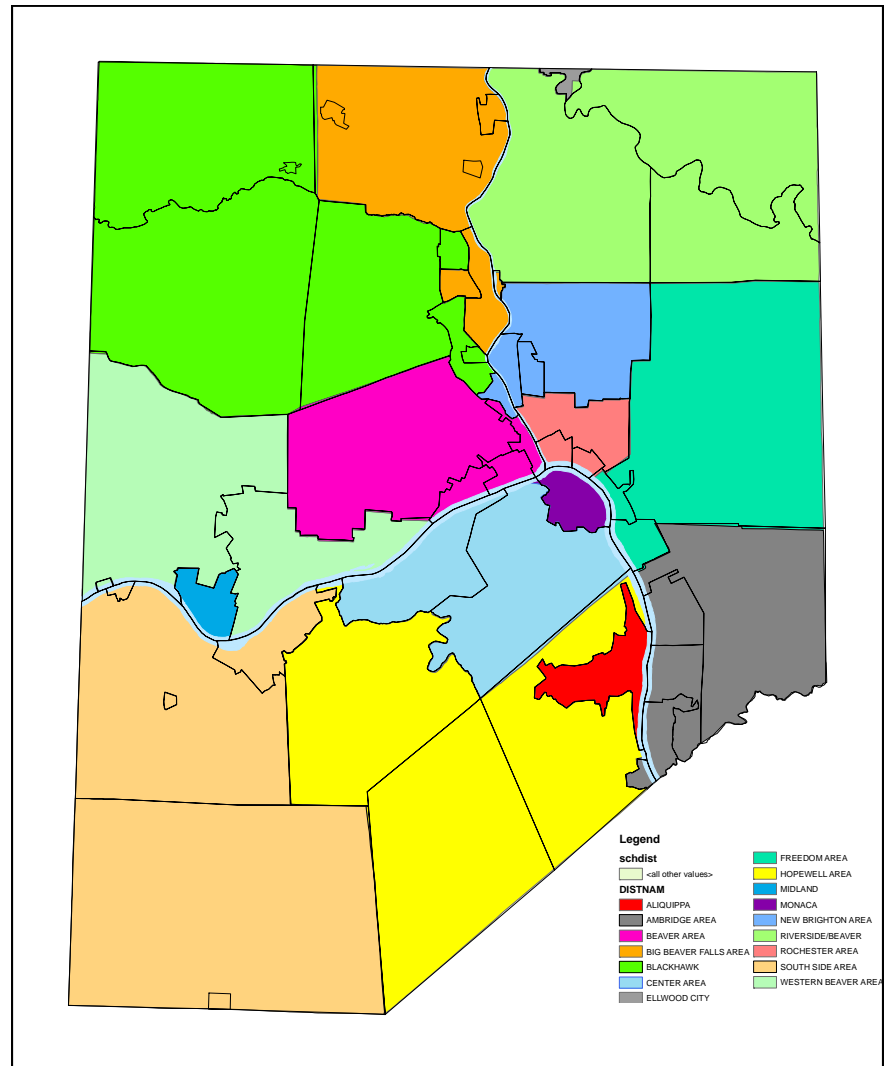
Top 5 Municipalities



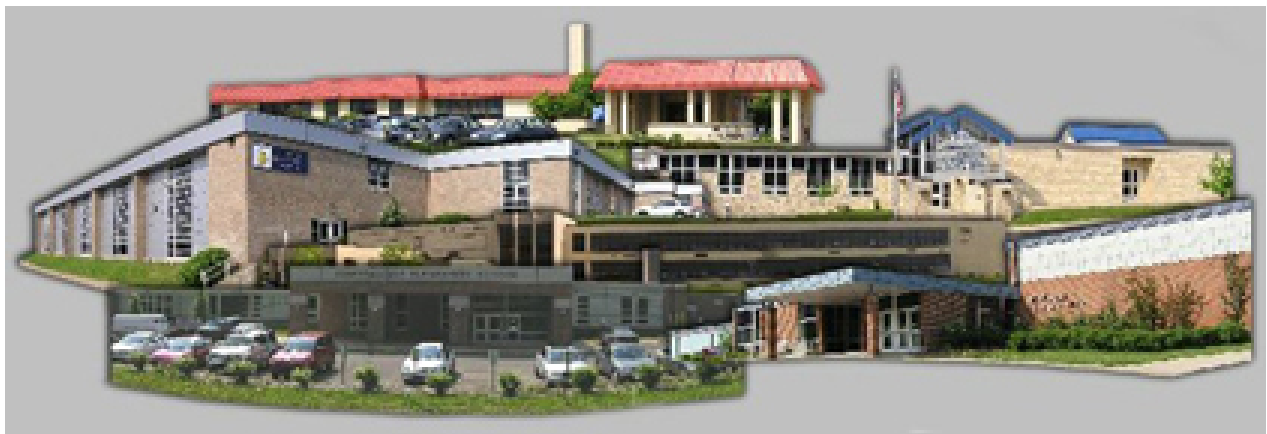


School Districts

| School District | Lots | Acres |
|-----------------------|------------|------------------|
| Aliquippa | 1 | 0.19 |
| Ambridge Area | 23 | 364.187 |
| Beaver Area | 24 | 360.643 |
| Big Beaver Falls Area | 16 | 97.3946 |
| Blackhawk Area | 32 | 377.67 |
| Center Area | 78 | 496.1712 |
| Ellwood City (BC) | 0 | 0 |
| Freedom Area | 12 | 37.92 |
| Hopewell Area | 211 | 548.2614 |
| Midland | 0 | 0 |
| Monaca | 6 | 2.245 |
| New Brighton Area | 4 | 46.147 |
| Riverside Beaver Co. | 30 | 289.8329 |
| Rochester Area | 10 | 18.466 |
| South Side Area | 45 | 875.7187 |
| Western Beaver Area | 11 | 174.343 |
| Total | 503 | 3689.1898 |



Artist Rendering of Hopewell Area Schools from the School District web page



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



Subdivisions and Land Developments

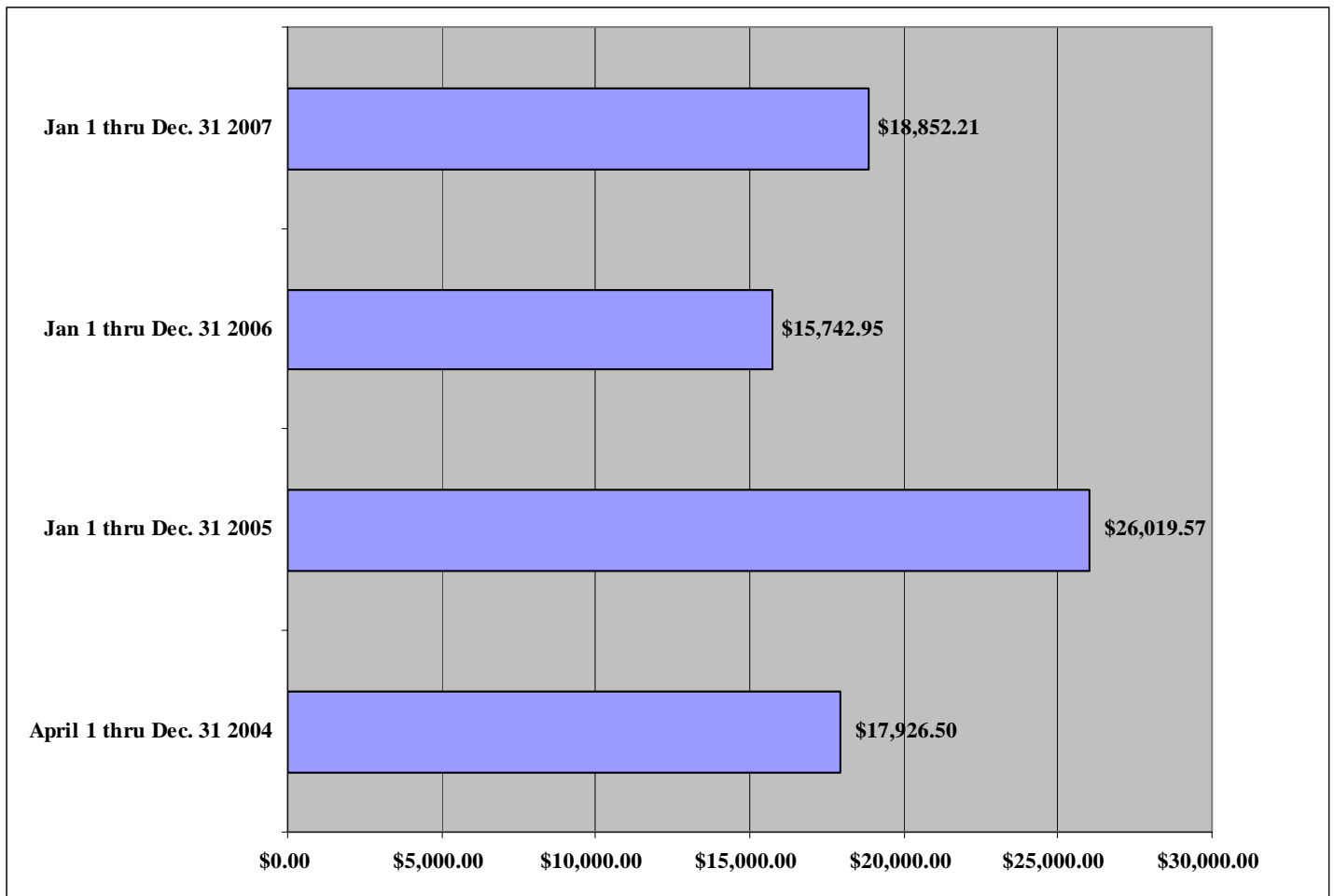
The Beaver County Planning Commission is required by the *Pennsylvania Municipal Planning Code Act of 1968, P.L. 805. No. 247 as amended, Article V* to review land development plans prior to municipal approval and the definition in the MPC for land developments is as follows:

“Land development,” any of the following activities:

- (1) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
 - (i) a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
 - (ii) the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
- (2) A subdivision of land.
- (3) Development in accordance with section 503(1.1).

Plan Review Fees

The Beaver County Planning Commission began the fee collection for the review of subdivision and land development plan submittals in March of 2004. The chart below indicates the amount collected over the 45-month period to the end of 2007, and averages about \$1,745.36 per month or about \$19,635.31 per year.



Subdivision and Land Developments

Page 11



| Land Development Plans Reviewed in 2007 | Municipality | Existing Acreage | Construction Acreage |
|---|--------------------------|------------------|----------------------|
| Woodlawn Road Relocation & Utility Corridor | Aliquippa City | 17.92 | 1 |
| UFAS Economy Village Apartments | Ambridge Borough | 11.81 | 0.846 |
| Ambridge-Car Wash | Ambridge Borough | 0.2 | 0.2 |
| New Multipurpose Youth Center For Tiger Pause Youth Ministry | Beaver Falls City | 0.516 | 0.516 |
| Dollar General | Beaver Falls City | 1.041 | 1.041 |
| Connolly Park | Beaver Falls City | 8.991 | 8.991 |
| Westgate Business Park Phase II | Big Beaver Borough | 223.18 | 1 |
| Heritage Valley Health System | Brighton Township | 98.1594 | 10.665 |
| Heritage Valley Health System Emergency Department, Canopy & Helipad | Brighton Township | 0.45 | 0.45 |
| Heritage Box Company | Center Township | 2.185 | 0.35 |
| Land Development on Property owned by Leonard Smith Plan | Center Township | 1.402 | 1.402 |
| T-Mobile Preliminary Plan | Center Township | 50.55 | 0.275 |
| Beaver County Humane Society Shelter Site Plan | Center Township | 7.12 | 0.314 |
| Additions and Renovations for Community College of Beaver County | Center Township | 8.36 | 2.71 |
| Stone Quarry Commons Lot 15 Retail | Center Township | 1.198 | 1.198 |
| Steak 'n Shake Restaurant | Center Township | 0.89 | 0.89 |
| Center Quick Lube-State Inspection Center | Center Township | 0.07 | 0.07 |
| Chippewa CVS # 4162 | Chippewa Township | 1.1 | 1.1 |
| Proposed Senior Citizen Housing (Gertrude Street) | Chippewa Township | 6.991 | 6.951 |
| Crows Run Self Storage | Conway Borough | 13.14 | 0.84 |
| SBA Towers Inc . Land Development | Darlington Township | 6.9546 | 0.2296 |
| Envirotrol, Inc. | Darlington Township | 20.445 | 20.445 |
| Paul Portugallo (Proposed Darlington Self-Storage) | Darlington Township | 10.63 | 10.63 |
| NVR Building Products Storage Building Expansion | Darlington Township | 30.596 | 0.05 |
| Crane Installation & Building Additions for Sardello, Inc. | Darlington Township | 9.99 | 0.125 |
| McGuire Memorial Education Building Site Plan | Daugherty Township | 74.72 | 0.12 |
| Entrance Site Plan for Liberty Hills | Economy Borough | 0.02 | 0.002 |
| Borough of Conway Water Standpipe Site Plan & Details | Economy Borough | 1 | 1 |
| Phase I Liberty Hills | Economy Borough | 42.06 | 42.06 |
| Phase II Liberty Hills | Economy Borough | 42.06 | 42.06 |
| Conway Wallrose Road Standpipe, Pump Station Plan & Pressure Regulating Station | Economy Borough | 1.75 | 1.75 |
| Plan of Survey for Steven C. Kish | Fallston Borough | 1.65 | 1.65 |
| Proposed Building for Dr. MaryAnn DiBiagio Plan | Franklin Township | 1.652 | 1.652 |
| ATA Properties, LLC | Franklin Township | 1.01 | 1.01 |
| Plan of Property made for Dalton N. Moody | Franklin Township | 9.13 | 0.048 |
| Verizon Wireless - Pit - Hookstown | Greene Township | 91.9 | 4 |
| The Hannon Companys Site Plan-Revised | Harmony Township | 3 | 1.03 |
| Tax Parcel # 64-184-0185.015 Proposed Site Development of Lot #4C (Plan of Lots No 4) | Harmony Township | 2.868 | 2.868 |
| Beaver County Family Services Center | Hopewell Township | 15 | 15 |
| Proposed Parking Lots Lighting at 600 Corporation Drive Hopewell Industrial Park | Hopewell Township | 3.0201 | 1.9101 |
| Selectrode Industries, Inc. | Hopewell Township | 4.187 | 0.223 |
| Hopewell Township Youth Baseball Complex | Hopewell Township | 2 | 2 |
| Proposed Warehouse Expansion @ 600 Corporation Drive | Hopewell Township | 3.0201 | 1.9101 |
| Tri-County Commerce Park Phase V-Building 7 | New Sewickley Township | 52.99 | 3.748 |
| Freedom Crossing Phase 4B-Land Development Plan | New Sewickley Township | 56.41 | 56.71 |
| Gagne Commercial Development | North Sewickley Township | 3.886 | 3.886 |
| Proposed Master Site Development Plan for Gerry Gagne | North Sewickley Township | 3.886 | 3.886 |
| Paul's Market Commercial Site Development | North Sewickley Township | 2.56 | 2.56 |
| Rochester Riverfront Development | Rochester Borough | 6.91 | 6.91 |
| Petti's Evergreen Tree Farm | South Beaver Township | 77.147 | 3 |
| Sprint-Nextel Plan | South Beaver Township | 78.84 | 0.229 |

**Subdivisions and Land Developments**

| | |
|---------------------------------|---|
| January 2007—none | |
| | |
| February 2007: | |
| Center Township | Heritage Box Company |
| Franklin Township | Proposed Building for Dr. MaryAnn DiBiagio |
| South Beaver Township | Petti's Evergreen Tree Farm |
| March 2007: | |
| City of Beaver Falls | New Multipurpose Youth Center for Tiger Pause Youth Ministry |
| Daugherty Township | McGuire Memorial Education Building Site Plan |
| Harmony Township | The Hannon Companys Site Plan |
| April 2007: | |
| Brighton Township | Heritage Valley Health System |
| Center Township | Land Development on Property owned by Leonard Smith |
| Hopewell Township | Beaver County Family Services Center |
| May 2007: | |
| Darlington Township | SBA Towers Inc. |
| Economy Borough | Borough of Conway Water Standpipe Site Plan & Details |
| Economy Borough (& New Sew Twp) | Phase I Liberty Hills |
| Economy Borough (& New Sew Twp) | Phase II Liberty Hills |
| Harmony Township | Tax Parcel No. 64-184-185.015 Proposed Site Development of Lot #4C (Plan of Lots No. 4) |
| Hopewell Township | Proposed Parking Lots Lighting at 600 Corporation Drive Hopewell Industrial Park |
| North Sewickley Township | Gagne Commercial Development |
| June 2007: | |
| Ambridge Borough | UFAS Economy Village Apartments |
| Beaver Falls City | Dollar General |
| Big Beaver Borough | Westgate Business Park Phase II |
| Chippewa Township | Chippewa CVS # 4162 |
| Chippewa Township | Proposed Senior Citizen Housing (Gertrude Street) |
| Conway Borough | Crows Run Self Storage |
| Economy Borough | Conway Wallrose Rd. Standpipe, Pump Station & Pressure Regulating Station |
| Fallston Borough | Plan of Survey for Steven C. Kish |
| | |
| | |
| | |



Land Developments Reviewed in 2007

| | |
|--------------------------|---|
| July 2007: | |
| Center Township | T-Mobile Preliminary Land Development |
| Darlington Township | Envirotrol, Inc. |
| Hopewell Township | Selectrode Industries Inc. |
| Hopewell Township | Hopewell Township Youth Baseball Complex |
| New Sewickley Township | Tri-County Commerce Park Phase V -Building 7 |
| North Sewickley Township | Proposed Master Site Development Plan for Gerry Gagne |
| August 2007: | |
| Aliquippa City | Woodlawn Road Relocation & Utility Corridor |
| Brighton Township | Heritage Valley Health System Emergency Department, Canopy & Helipad |
| Center Township | Beaver County Humane Society Shelter |
| Center Township | Additions & Renovations for Community College of Beaver County |
| Center Township | Stone Quarry Commons Lot 15 Retail |
| Hopewell Township | Warehouse Expansion @ 600 Corporation Dr-Hopewell Ind. Park Debo Moving & Storage |
| Rochester Borough | Rochester Riverfront Development |
| September 2007: | |
| Ambridge Borough | Ambridge-Car Wash |
| Center Township | Steak 'n Shake Restaurant |
| Economy & New Sewickley | Entrance Site Plan Liberty Hills |
| Greene Township | Verizon Wireless-Pit -Hookstown |
| October 2007 | |
| Beaver Falls City | Connolly Park |
| Center Township | Center Quick Lube-State Inspection Center |
| New Sewickley Township | Freedom Crossing Phase 4B-Land Development |
| South Beaver Township | Sprint-Nextel |
| November 2007 | |
| Darlington Township | Paul Portugallo Proposed Darlington Self Storage |
| Franklin Township | ATA Properties, LLC |
| North Sewickley Township | Paul's Market Commercial Site Plan |
| December 2007 | |
| Darlington Township | NVR Building Products Storage Building Expansion |
| Darlington Township | Crane Installation & Building Additions for Sardello Inc. |
| Franklin Township | Dalton N. Moody |
| | |

Subdivisions and Land Developments by Municipality

| <i>Municipality</i> | <i>Subdivisions</i> | <i>Lots</i> | <i>Acres</i> | <i>Land Developments</i> | <i>Existing Acres</i> | <i>Developed Acres</i> |
|---------------------------|---------------------|-------------|--------------|--------------------------|-----------------------|------------------------|
| City of Aliquippa | 1 | 1 | 0.19 | 1 | 17.92 | 1.00 |
| Ambridge Borough | 1 | 2 | 8.210 | 2 | 12.01 | 1.046 |
| Baden Borough | 1 | 2 | 0.877 | 0 | 0 | 0 |
| Beaver Borough | 1 | 1 | 0.344 | 0 | 0 | 0 |
| City of Beaver Falls | 5 | 11 | 16.1526 | 3 | 10.548 | 10.548 |
| Big Beaver Borough | 1 | 2 | 80.498 | 1 | 223.180 | 1.00 |
| Bridgewater Borough | 1 | 0 | 0 | 0 | 0 | 0 |
| Brighton Township | 10 | 23 | 360.299 | 2 | 98.609 | 11.115 |
| Center Township | 5 | 52 | 52.875 | 8 | 71.775 | 7.209 |
| Chippewa Township | 5 | 12 | 33.545 | 2 | 8.091 | 8.051 |
| Conway Borough | 1 | 2 | 13.14 | 1 | 13.14 | 0.84 |
| Darlington Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Darlington Township | 6 | 12 | 262.5461 | 5 | 78.6156 | 31.4796 |
| Daugherty Township | 1 | 2 | 44.98 | 1 | 74.72 | 0.12 |
| East Rochester Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Eastvale Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Economy Borough | 8 | 18 | 354.1704 | 5 | 86.9 | 86.9 |
| Ellwood City Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Fallston Borough | 0 | 0 | 0 | 1 | 1.65 | 1.65 |
| Frankfort Springs Borough | 1 | 2 | 113.34 | 0 | 0 | 0 |
| Franklin Township | 6 | 19 | 202.4329 | 3 | 11.792 | 2.71 |
| Freedom Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Georgetown Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Glasgow Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Greene Township | 9 | 23 | 319.5637 | 1 | 91.9 | 4.00 |
| Hanover Township | 3 | 16 | 449.793 | 0 | 0 | 0 |
| Harmony Township | 1 | 1 | 0.93 | 2 | 5.868 | 3.898 |
| Homewood Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Hookstown Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Hopewell Township | 14 | 187 | 200.5591 | 5 | 27.2272 | 21.0432 |



| <i>Municipality</i> | <i>Subdivisions</i> | <i>Lots</i> | <i>Acres</i> | <i>Land Developments</i> | <i>Existing Acres</i> | <i>Developed Acres</i> |
|---------------------------|---------------------|-------------|-----------------|--------------------------|-----------------------|------------------------|
| Independence Township | 5 | 15 | 263.6106 | 0 | 0 | 0 |
| Industry Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Koppel Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Marion Township | 0 | 0 | 0 | 0 | 0 | 0 |
| Midland Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Monaca Borough | 3 | 6 | 2.245 | 0 | 0 | 0 |
| New Brighton Borough | 2 | 2 | 1.167 | 0 | 0 | 0 |
| New Galilee Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| New Sewickley Township | 4 | 10 | 24.78 | 2 | 109.4 | 60.458 |
| North Sewickley Township | 5 | 11 | 87.4 | 3 | 10.332 | 10.332 |
| Ohioville Borough | 5 | 11 | 174.343 | 0 | 0 | 0 |
| Patterson Heights Borough | 1 | 2 | 0.5 | 0 | 0 | 0 |
| Patterson Township | 0 | 0 | 0 | 0 | 0 | 0 |
| Potter Township | 5 | 7 | 443.2962 | 0 | 0 | 0 |
| Pulaski Township | 0 | 0 | 0 | 0 | 0 | 0 |
| Raccoon Township | 3 | 5 | 84.0917 | 0 | 0 | 0 |
| Rochester Borough | 1 | 1 | 0.28 | 1 | 6.91 | 6.91 |
| Rochester Township | 3 | 9 | 18.166 | 0 | 0 | 0 |
| Shippingport Borough | 1 | 4 | 2.022 | 0 | 0 | 0 |
| South Beaver Township | 3 | 6 | 80.779 | 2 | 155.987 | 3.229 |
| South Heights Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Vanport Township | 0 | 0 | 0 | 0 | 0 | 0 |
| West Mayfield Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| White Township | 1 | 3 | 0.744 | 0 | 0 | 0 |
| Total | 122 | 503 | 3,689.17 | 51 | 1,116.57 | 273.5108 |

Subdivisions and Land Developments = 173 total submittals

Subdivision Acreage and Land Development Acreage = 4,805.75 total acres

**Building Permits**

| Municipality | Single Family | Commercial/ Industrial | Improvements | Demolition | Total Permits | Value \$ |
|---------------------------|----------------------|-------------------------------|---------------------|-------------------|----------------------|-----------------|
| City of Aliquippa | 0 | 3 | 6 | 15 | 24 | 5,644,422 |
| City of Beaver Falls | NONE | RECEIVED | | | | |
| Ambridge Borough | 0 | 4 | 30 | 7 | 41 | 1,615,103 |
| Baden Borough | 0 | 2 | 35 | 2 | 39 | 966,004 |
| Beaver Borough | 1 | 2 | 48 | 0 | 51 | 1,056,965 |
| Big Beaver Borough | 9 | 4 | 31 | 0 | 44 | 6,250,679 |
| Bridgewater Borough | NONE | RECEIVED | | | | |
| Conway Borough | 2 | 1 | 23 | 1 | 27 | 640,183 |
| Darlington Borough | NONE | RECEIVED | | | | |
| East Rochester Borough | 0 | 1 | 17 | 0 | 18 | 115,300 |
| Eastvale Borough | 0 | 0 | 5 | 0 | 5 | 19,296 |
| Economy Borough | 33 | 3 | 121 | 3 | 160 | 10,373,078 |
| Ellwood City Borough | 0 | 0 | 4 | 0 | 4 | 9,000 |
| Fallston Borough | 0 | 1 | 4 | 0 | 5 | 246,400 |
| Frankfort Springs Borough | NONE | RECEIVED | | | | |
| Freedom Borough | 0 | 0 | 7 | 0 | 7 | 21,220 |
| Georgetown Borough | NONE | RECEIVED | | | | |
| Glasgow Borough | NONE | RECEIVED | | | | |
| Homewood Borough | NONE | RECEIVED | | | | |
| Hookstown Borough | NONE | RECEIVED | | | | |
| Industry Borough | 0 | 2 | 12 | 0 | 14 | 640,400 |
| Koppel Borough | 0 | 1 | 5 | 1 | 7 | 211,899 |
| Midland Borough | 0 | 7 | 11 | 8 | 26 | 11,606,350 |
| Monaca Borough | 1 | 0 | 14 | 5 | 20 | 172,683 |
| New Brighton | 0 | 6 | 15 | 9 | 30 | 168,493 |
| New Galilee Borough | 0 | 1 | 4 | 0 | 5 | - |
| Ohioville Borough | 12 | 1 | 44 | 1 | 58 | 2,429,254 |
| Patterson Heights Borough | NONE | RECEIVED | | | | |
| Rochester Borough | NONE | RECEIVED | | | | |
| Shippingport Borough | 0 | 0 | 3 | 0 | 3 | 8,800 |

**Building Permits**

| | | | | | | |
|--------------------------|------------|------------|------------|-----------|--------------|--------------------|
| South Heights Borough | NONE | RECEIVED | | | | |
| West Mayfield Borough | NONE | RECEIVED | | | | |
| Brighton Township | 30 | 4 | 88 | 1 | 123 | 8,138,842 |
| Center Township | 15 | 13 | 62 | 6 | 96 | 10,588,833 |
| Chippewa Township | 26 | 12 | 48 | 0 | 86 | 11,774,875 |
| Darlington Township | 7 | 7 | 10 | 0 | 24 | 2,370,733 |
| Daugherty Township | 6 | 1 | 29 | 0 | 36 | 1,396,299 |
| Franklin Township | 6 | 2 | 18 | 2 | 28 | 1,356,036 |
| Greene Township | 8 | 0 | 4 | 0 | 12 | 749,115 |
| Hanover Township | 8 | 0 | 3 | 0 | 11 | 417,800 |
| Harmony Township | 1 | 4 | 26 | 2 | 33 | - |
| Hopewell Township | 12 | 4 | 37 | 7 | 60 | 3,607,800 |
| Independence Township | 8 | 0 | 17 | 1 | 26 | 1,475,940 |
| Marion Township | 4 | 0 | 5 | 0 | 9 | 1,059,000 |
| New Sewickley Township | 21 | 6 | 69 | 6 | 102 | 5,879,223 |
| North Sewickley Township | 11 | 3 | 32 | 0 | 46 | 2,181,340 |
| Patterson Township | 3 | 1 | 25 | 0 | 29 | 1,126,493 |
| Potter Township | 0 | 2 | 2 | 0 | 4 | 999,000 |
| Pulaski Township | 0 | 0 | 17 | 4 | 21 | 144,575 |
| Raccoon Township | 2 | 0 | 8 | 0 | 10 | 271,450 |
| Rochester Township | 2 | 3 | 17 | 3 | 25 | 1,708,046 |
| South Beaver Township | 12 | 3 | 24 | 0 | 39 | 3,145,724 |
| Vanport Township | 0 | 1 | 2 | 1 | 4 | 25,450 |
| White Township | NONE | RECEIVED | | | | |
| TOTALS | 240 | 105 | 982 | 85 | 1,412 | 100,612,103 |

TOP 5's**SINGLE FAMILY**

| | |
|---------------|----|
| Economy Boro | 33 |
| Brighton Twp | 30 |
| Chippewa Twp | 26 |
| New Sewickley | 21 |
| Center Twp | 15 |

COMMERCIAL/IND.

| | |
|----------------|----|
| Center Twp | 13 |
| Chippewa Twp | 12 |
| Midland Boro | 7 |
| Darlington Twp | 7 |
| New Sewickley | 6 |

TOTAL PERMITS

| | |
|---------------|-----|
| Economy Boro | 160 |
| Brighton Twp | 123 |
| New Sewickley | 102 |
| Center Twp | 96 |
| Chippewa Twp | 86 |

VALUE

| | |
|--------------|--------------|
| Chippewa Twp | \$11,774,875 |
| Midland Boro | \$11,606,350 |
| Center Twp | \$10,588,833 |
| Economy Boro | \$10,373,078 |
| Brighton Twp | \$8,138,842 |

NOTE: Disclaimer

This information has been compiled from reports made to the Beaver County Assessment Office by the 54 municipalities pursuant to the Fourth through Eighth Class Assessment Law. Although deemed as reliable information, the Beaver County Assessment Office cannot certify to the accuracy of such information.

**Zoning Ordinances and Amendments**

The Beaver County Planning Commission received 24 requests for review of Zoning Amendments and 2 new Zoning Ordinances. The following chart shows the complete list of reviews. It does not show which were actually adopted by the municipalities.

| <u>Municipality</u> | <u>Month</u> | <u>Description</u> |
|-----------------------|--------------|--|
| Baden Boro | January | The amendment proposes to prohibit the indefinite storage of disabled or inoperable vehicles or equipment on property within the Borough, and sets forth penalties for violations of the amendment. |
| Ambridge Boro | January | The amendment proposes to include Planned Unit Development (PUD). |
| Chippewa Twp | February | The Zoning Map Amendment proposes to change certain parcels from Residential to Commercial. |
| Franklin Twp | February | The amendment proposes to add Community Medical Facilities and Community Commercial Facilities as Conditional Uses in the Residential zones of the Township. |
| Brighton Twp | February | The Zoning Map Amendment would change two (2) parcels from C-2, Highway Commercial to R-1, Rural Residential. |
| Aliquippa City | March | The amendment proposes to create an added conditional use in an Industrial Zoning District. |
| Conway Boro | April | The amendment pertains to permits & fees associated with the erection or alteration of any sign within the Borough |
| Hopewell Twp | April | The amendment amends the definition for Commercial Recreation Facility, establishing which districts a Commercial Recreation Facility is permitted as a Conditional Use & establishing criteria for the Conditional Use. |
| Hopewell Twp | April | The amendment proposes to re-zone certain properties along Sharon Grange Road from R-1, Residential-Agricultural and R-2, Residential Low Density to I-P, Industrial Park. |
| Marion Twp | April | The amendment would change the existing language as contained in Article XIII, Sec. 13.15 of the Twp Zoning Ordinance & substitute new language which refers to a new Marion Township Floodplain Management Ordinance for regulations and requirements for land use, construction of development in areas designated as a floodplain area. |
| Greene Twp | April | The zoning map amendment proposes to change a parcel from R-2 to A-1 (to permit a church to be constructed). |
| Brighton Twp | May | The amendment would provide requirements for: cemeteries & wind energy conversion systems, notice requirements for timber harvesting, & minimum distances for planting strips between parking areas and rights-of-way. |
| Hopewell Twp | May | The amendment adds a definition for Cemetery/Crematorium and allows for a Cemetery/Crematorium as a Conditional Use within certain zoning districts & establishes criteria for the Conditional Use. |
| Beaver Falls | June | The amendment proposes to change the zoning from C-2 to R-1 on a certain parcel. |
| Chippewa Twp | June | The amendment pertains to certain commercial vehicles parked or stored in residential zoning districts. |
| Hanover Twp | June | The amendment would permit all other uses not specifically listed in any zoning district as a conditional use in the I-1, Industrial District subject to certain restrictions. |
| Aliquippa City | June | The zoning map amendment proposes to change a certain parcel from R-3, High-Density Residential to C-2, Community Commercial. |
| Patterson Twp | July | The proposed ordinance would regulate electronic signs in certain zoning districts. |
| Franklin Twp | July | The proposed amendment would allow self storage units as a conditional use in the C, Commercial District. |
| Brighton Twp | September | The amendment provides requirements for cemeteries & wind energy conversion systems, providing notice requirements for timber harvesting & requiring minimum distances for planting strips between parking areas & rights-of-way. |
| Hopewell Twp | September | The amendment adds a definition for a Zero Lot Line Residence (ZLLR) and establishes in which districts ZLLR will be permitted, and establishes the lot and area requirements for the ZLLR. |
| Beaver Falls City | October | The amendment would change the zoning from R-1, Single Family Residential to R-2, Multi Family Residential on Parcel # 04-004-0104 for the proposed 4.5 acre Connolly Park housing development. |
| North Sewickley Twp | November | A proposed new zoning ordinance. North Sewickley Twp does not currently have a zoning ordinance. |
| NC BC Multi Municipal | November | A Multi -Municipal Zoning Ordinance including the Boroughs of: Big Beaver, Homewood, Koppel and New Galilee. (North Central Beaver County Multi-Municipal Zoning Ordinance) |
| Brighton Twp | November | The amendment would amend the principal use provisions to allow only one single-family detached dwelling per lot, etc. |
| Aliquippa City | December | The amendment would create an added conditional use in an Institutional and Conservation zoning district. |



[Subdivision and Land Development Ordinances](#)

The Beaver County Planning Commission received one request to review a subdivision and land development ordinance amendment and one request to review a new Subdivision and Land Development Ordinance (SALDO). The following chart shows the complete list of reviews. It *does not* show which were actually adopted by the municipalities.

| <u>Municipality</u> | <u>Month</u> | <u>Description</u> |
|---------------------|--------------|--|
| Brighton Twp | May | Amending Chapter 180 to provide site-design guidelines for commercial buildings to allow the Twp to require stormwater detention facilities to be fully enclosed, to require private improvement to comply with bonding requirements, and to add fence details to stormwater specifications. |
| Beaver Boro | June | A Proposed Subdivision and Land Development Ordinance (SALDO). (Beaver Boro does not have a SALDO at the present time). |

[Codification of Ordinances](#)

The Beaver County Planning Commission did not receive or review any Codification of Ordinances in 2007.



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 2007, the Beaver County Planning Commission reviewed and commented on one application.

| <u>Applicant</u> | <u>Project Description</u> | <u>Location</u> |
|--------------------------------------|---|-----------------|
| Boro of Ambridge Municipal Authority | Proposed Bank Street Pump Station Improvements (Dec 07) | Ambridge Boro |

Community Development Block Grant (CDBG)

See application reviews, page 21 (one Application).

PA Department of Conservation and Natural Resources (DCNR)

During 2007 The Beaver County Planning Commission did not review any applications



Act 537 Sewage Facility Plan Revisions

The *Pennsylvania Sewage Facilities Act 537, as amended* was enacted on January 24, 1966 to correct existing sewage disposal problems and prevent future problems. To meet this objective, the Act requires proper planning in all types of sewage disposal situations. Local municipalities are largely responsible 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 2007 the BCPC reviewed 8 Act 537 Sewage Facilities Plan Revisions listed below.

| <u>Municipality</u> | <u>Applicant</u> | <u>Description</u> |
|----------------------------|--|---|
| Marion Twp. | Stives Property | The revision would allow for the installation of the 400 gpd SFST to service a proposed 3 bedroom single dwelling. The proposed system will discharge treated effluent to a tributary of Connoquenessing Creek. |
| North Sewickley Twp | Pflugh Plan | The revision would allow for the installation of an additional on-lot sewage system to service a proposed Farmer's Market to be built on a 1/2 acre site of an existing 47.04 acre—the Pflugh Farm. (approx. 400 gpd). |
| Economy Borough | Martelli Property | The revision would allow for the installation of a 900 gpd SFTF on a 6.98 acre parcel. There are no existing structures on the property. The sewage system will service a proposed three bedroom modular home and a four bedroom single family dwelling. The three bedroom dwelling will use a 1000 gallon dual compartment septic tank and the four bedroom dwelling will use a 1500 gallon dual compartment septic tank. Both dwellings will share the sewage system which will consist of a buried sand filter and 4" pvc pipe. Discharge will be to a tributary of Big Sewickley Creek. |
| Greene Township | Resub. Lot 8 - Harshbarger Pl #3 | The revision would allow for the installation of individual on-lot septic systems on a six lot subdivision. The total acreage of the subdivision is 30.0316 acres. Soil assessments of the property indicate suitability for sand mound systems. Estimated sewage flows for each lot will be 400 gpd, with a combined total of 2,400 gpd for the entire subdivision. |
| South Beaver Township | Hanik Pl #3 | There currently are 19 residential structures located on the affected area which represents 19 EDU's, this includes structures on the residential tract. It is estimated that with the current available lots and the ownership breakdown, another 15 EDU's are possible with a full build-out. This totals 34 EDU's or 13, 600 gallons per day using 400 gpd as an equivalent EDU value. The revision would allow the use of elevated sand mound systems for proposed sewage handling systems for the residual tract and for 6 lots in Plan No. 3. |
| Conway Borough | Crows Run Self Storage Subdivision | The revision would allow for the installation of holding tanks as the on-lot sewage disposal system for a private, commercial self-storage facility. The holding tanks are the chosen sewage disposal method for the project until such time public sewers become available, if ever. The facility will be located on Lot #1 of a 2-lot subdivision consisting of 13.14 acres. Lot #2 will be used for future commercial development to be determined. Projected flow for Lot #1 is 20 gpd or 0.05 EDUs to accommodate 2 employees in the administrative/utility building. Lot #2 will have a projected flow of less than 800 gpd or less than 2 EDUs. Combined projected flow is less than 820 gpd or 2.05 EDUs. |
| Daugherty Twp | Stevens Trail Plan | The revision would allow for the installation of 3 on-lot sewage systems on a proposed subdivision of approx. 32 acre tract of land. Three approx. 10 acre residential detached single dwelling lots are proposed. The 3 lot subdivision is expected to generate sewage flows of 1200 gpd, or 3 EDUs. On-lot sewage systems are proposed for each lot. |
| Greene Twp | Harshbarger Plan #3 (Resubdiv of Lt 8) | The revision would allow for the installation of four on-lot sewage systems on a proposed subdivision of a 5-lot, 30.0316 acres tract of land. An existing single family dwelling with a single family unit septic system generating 100 gallons per day is on the residual lot. Single-family dwellings are proposed for the remaining four lots with individual on-lot septic systems, each generating 400 gpd. The combined total will be 2,000 gallons per day, or 5 EDUs. |

SFTF—Small Flow Treatment Facility

EDU's— Equivalent Dwelling Units

gpd—gallons per day

sf—square foot/feet

WTP—Water Treatment Plant

SATP—Sewer Authority Treatment Plant



[Agricultural Security Area \(ASA\) Reviews](#)

The *Agricultural Security Law (Act of June 30, 1981, P.L. 128, No. 43 as amended)* allows municipalities to create Agricultural Security Areas (ASA) when petitioned by farmers committing a minimum total of 250 acres and meeting contiguous acre 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 2007, ASA changes were reviewed for two municipalities shown on the chart below.

| <u>Municipality</u> | <u>Description</u> | <u>Month</u> |
|-------------------------------------|---|------------------------------|
| Brighton Twp | 7-Year Review-The letter included an updated list of Brighton Township’s ASA parcels with two proposed additions and one proposed deletion. Brighton Township has reported a net increase of one parcel and eliminated 25.77 acres from their existing ASA of 69 tax parcels totaling 2,394.80 acres. | July |
| Franklin Twp | 7-Year Review-The letter included an updated list of Franklin Township’s ASA parcels with two proposed additions and one proposed deletion. Franklin Township has reported a net increase of one parcel and eliminated 25.77 acres from their existing ASA of 68 tax parcels totaling 2,394.80 acres. | November |

The Picture below shows a farm that is in the ASA program



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

During 2007, 11 projects were submitted to the Planning Commission for endorsement/consistency review.

| <u>Applicant</u> | <u>Type:</u> <u>Fund-</u> <u>ing/Approval</u> | <u>Project Name/Description</u> | <u>Location</u> | <u>Month</u> |
|-------------------------------------|---|--|--------------------------------------|--------------|
| Chippewa Twp | DCNR Land Acquisition | Funding to allow the Twp to purchase property to be used for recreational purposes. | Park Road Parcel #57-132-0137 | April |
| South Beaver Twp | DCNR Grant | Funding to allow the Twp to further develop the Township Park | South Beaver Twp | April |
| Community Development Program of BC | CDBG | Funding for: 1) Koppel Boro Greene Street storm sewer improvements, 2) Midland Boro combined sewer system improvements, 3) Midland Sewer Plant improvements, & 4) West Mayfield Boro—Installation of storm sewers of Patterson Ave.—Phase I. | Koppel, Midland & West Mayfield Boro | May |
| Vanport Twp Municipal Authority | DEP | Funding for the Water Allocation Application WA4-1008 for Vanport Twp Municipal Authority's request to withdraw 6,996,000 gallons of water per day from 6 river wells located in Vanport Twp. | Vanport Twp | June |
| Chippewa Twp | DCNR Land Acquisition | Funding to allow the Twp to purchase property to be used for recreational purposes. | Off 37th Street Ext TP #57-122-0218 | July |
| Hanover Twp | DCNR Grant | Funding to allow the Twp to improve the Hanover Twp Ball Field Complex. | Hanover Twp Ball Field Complex | August |
| Hanover Twp | LUPTAP Grant | Funding to update zoning and subdivision requirements | Hanover Twp | September |
| Brighton Twp | DCNR Land Acquiring | Funding to allow the Twp to purchase 37 acres of property adjacent to Two Mile Run Park to be used as additional parkland. | Gypsy Glen Road | October |
| Aliquippa City | LUPTAP Grant Application | Funding to allow the City to review and bring up to date its subdivision and land development requirements. | Aliquippa City | November |
| Ambridge Boro Municipal Auth | PennVEST Application | Funding for the Bank Street Pump Station Improvements Project | Ambridge Boro | December |
| Midland Boro | Growing Greener | Virginia Avenue Sewer replacement project | Virginia Ave. between 5th & 6th St. | December |

DCNR—Department of Conservation & Natural Resources

DEP—Department of Environmental Protection

LUPTAP—Land Use Planning Technical Assistance Program

CDBG—Community Development Block Grant



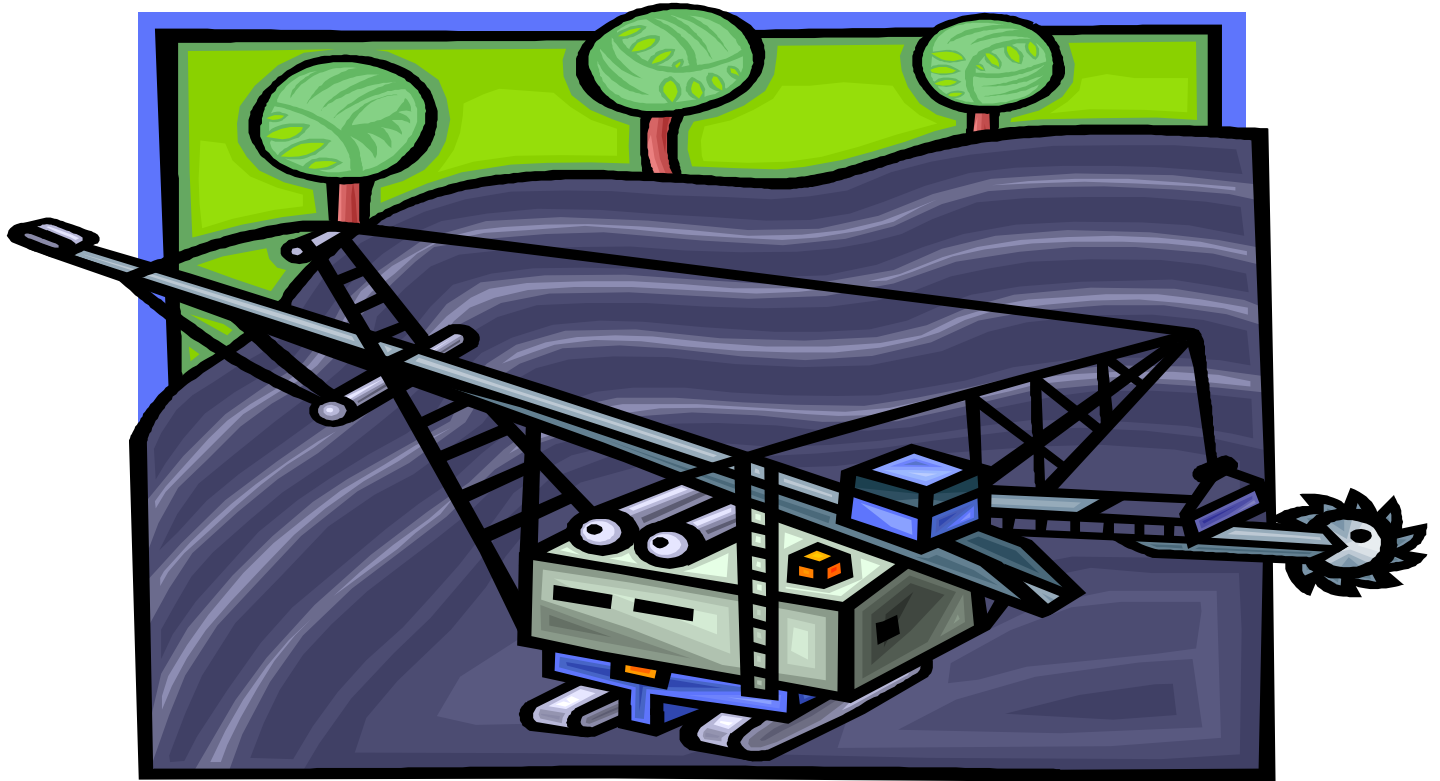
Solid Waste (Municipal, Residual, and Hazardous Waste)

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 2007, the Planning Commission received 6 solid waste permit applications for comment.

| <i>APPLICANT</i> | <i>LOCATION</i> | <i>PROJECT DESCRIPTION</i> |
|-------------------------|---------------------|--|
| Newell Rubbermaid, Inc. | Center Township | Submission of Remedial Action Plan/Cleanup Plan. |
| Envirotrol, Inc. | Darlington Township | Permit renewal-hazardous waste storage/thermal treatment and residual waste processing facility. |
| Babcock & Wilcox | Koppel Borough | Minor modification to Permit Number. PAD987335379 -approves storage of leachate in containers. |
| Newell Rubbermaid, Inc. | Center Township | Additional information and Solid Management Remedial Action Plan Permit/former Palmieri Property Site. |
| Palmieri Site | Center Township | Completeness Determination & Technical Deficiency Letter. |
| Newell Rubbermaid, Inc | Center Township | Draft-Remedial Action Plan, Statement of Basis, public notice of decision and additional information. |



Bond Releases



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 2007, the Planning Commission received two Bond Releases in two municipalities.

| Municipality | Applicant | Description |
|-----------------|----------------|---|
| Darlington Twp | Kerry Coal Co. | Stage III Bond Release for 70.6 acres of the Marshall Mine. |
| Big Beaver Boro | Kerry Coal Co. | Stage I, II & III Bond Releases for 84.4 acres of the Shaddick Mine. SMP # 04840101 |



[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 it is located. These notices are forwarded to the County Planning Commission for review.

In 2007, the Beaver County Planning Commission received and reviewed a total of 119 notifications.

| <u><i>Type of Permit Application</i></u> | <u><i>Quantity</i></u> |
|--|------------------------|
| | |
| <i>Air Quality</i> | 14 |
| <i>Encroachment Permits</i> | 19 |
| <i>Mining Activity Permits</i> | 2 |
| <i>NPDES Permits</i> | 40 |
| <i>Railroad Permits</i> | 12 |
| <i>Solid Waste Permits</i> | 6 |
| <i>Storage Tank Permits</i> | 2 |
| <i>Water Allocation Permits</i> | 4 |
| <i>Water Supply Permits</i> | 3 |
| <i>Water Quality Permits</i> | 9 |
| <i>Other Permits</i> | 8 |
| <i>Total Permits</i> | 119 |



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.

Greenways and Trails Plan

The final draft of the *Greenways and Trails Plan* was submitted to the Beaver County Board of Commissioners (BOC) for their review. On July 18, 2007, Planning Commission staff, the BOC, and the Consultant met for the final draft review. Following the final public meeting on November 8, 2007, Resolution # 110807-15 was passed by the Beaver County Board of Commissioners approving and adopting the Plan as an amendment to the Beaver County Comprehensive Plan. The final payment was sent to the Consultant and closeout documentation was submitted to DCNR December 4, 2007. The *Beaver County Greenways and Trails Plan* is now on the Beaver County website. www.beavercountypa.gov

CDBG \$34,000.00

DCNR \$25,000.00

Beaver County \$19,733.00

Total \$78,733.00



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

In 2007, a change order was approved by the Board of Commissioners through Resolution 062807-74 for the Consultant, Pashek Associates, to re-survey Bradys Run Park as a result of the subdivision of the Rifle and Pistol Range from park property. During 2007, meetings were held in mid-August at each of the three parks to gather public input. Finally in 2007, the County received a contract extension to December 31, 2008. Progress reports are sent to DCNR and the Community Development Program of Beaver County every other month.

DCNR \$75,000.00

CDBG \$76,265.00

Total \$151,265.00



Bradys Run Park



Old Economy Park

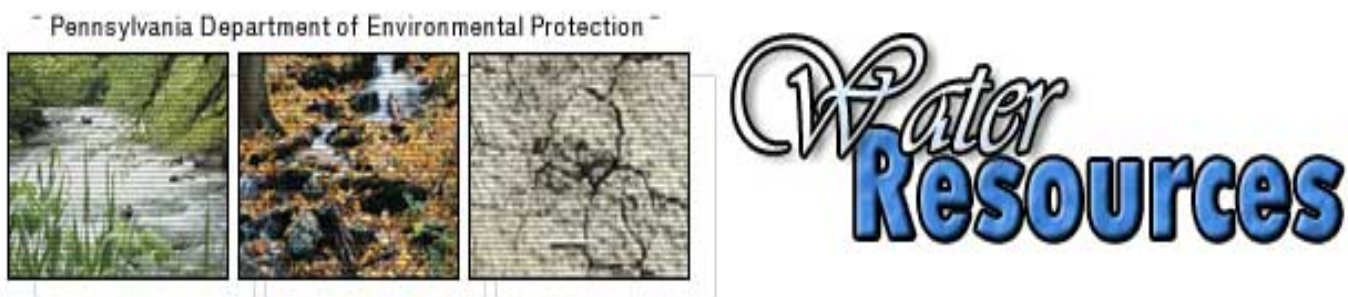


Brush Creek Park



[State Water Planning Act 220](#)

The Commonwealth of Pennsylvania enacted the *Water Rights Act of 1939*, which regulates the withdrawal of surface water by public water suppliers. In 2007, the Beaver County Planning Commission continued to participate in the Ohio Regional Committee meetings as a public participant in State Water Planning. Staff attends meetings that are scheduled quarterly.



Photographs and information above originated from DEP Website for State Water Planning



Photograph above is the Ambridge Reservoir in Raccoon Township, Beaver County



State Water Planning

Executive Summary Water Resources Planning Act

Water is critical to our economy and to the health of our natural systems, yet we don't know enough about how much water we have, how it's being used and what the demand for water will be in the future. The state's current water plan is more than 25 years old and doesn't tell us what areas of the state have critical water needs.

At the same time our water resources are being stressed. In five of the last seven years Pennsylvania has been in drought emergency conditions. Since 1900 our residential use of water has increased from five to 62 gallons a day per person and our total water use has climbed to 10 billion gallons a day. Areas of the state are experiencing an increasing number of conflicts over the same source of water.

Pennsylvania has never had a water resources planning program that involves all stakeholders engaged in an effort to answer basic questions such as how much water we have, how much water we use, and how much water we need.

Major components of this legislation are:

Requirement to Update the State Water Plan Within 5 Years:

- The Act directs DEP to complete an update of the State Water Plan in five years and have updates every five years thereafter.
- A new Statewide Water Resources Committee would be formed to establish the guidelines and policies that will guide the planning process. The Statewide Committee will also have a formal review and approval role of the updated State Water Plan.
- The act also creates six regional water resources committees to represent Pennsylvania's geographic diversity and facilitate the development of the regional components of the State water plan and critical area resource plans.
- Memberships on the Statewide and regional committees include a broad representation of business and industry, agriculture, local government, and environmental interests.
- Through an open public process, in consultation with the Statewide Committee and DEP, regional committees will recommend the regional plan components to the Statewide Committee for incorporation into the State Water Plan.
- The Statewide Committee will guide the development of, approve, and recommend to the Secretary of DEP, approval and adoption of the State Water Plan.

Requirement to Register and Report Certain Water Withdrawals:

- The Act requires users of 10,000 gallons a day or more to register and then periodically report their water use to DEP.
- There will be no fees associated with registering and reporting.
- DEP will work with the existing river basin commissions to share information and avoid duplicate reporting.
- Regulations will be adopted by the Environmental Quality Board that will provide for the use of alternative methods to metering by water users with withdrawals between 10,000 and 50,000 gallons.
- The Act expressly prohibits any requirement of metering of homeowner wells.



State Water Planning

Identification of Critical Water Planning Areas:

- It is expected that during the updating of the State Water Plan, areas will be identified where the demand for water exceeds, or is projected to exceed available supplies.
- These areas would be designated as Critical Water Planning Areas and identified on a multi-municipal watershed basis.
- Once established, Critical Water Planning Areas would serve as the planning boundary for the creation of a more detailed Critical Area Resource Plan or "water budget" for that area.
- Regional Committees, in consultation with Critical Area Advisory Committees, representing the broad interest of the identified area, will guide the development of Critical Area Resource Plans through an open process.
- Critical Area Resource plans will be submitted for review and comment for consistency to the Official Planning Agency and governing body of each municipality in the identified area prior to final recommendation.
- Once reviewed, the Regional Committees will recommend to the Statewide Committee and the Secretary of DEP, the Critical Area Resource Plan.

Creation of Critical Area Resource Plans:

- Critical Area Resource Plans will be developed under the guidance of the regional committees in conjunction with a watershed advisory committee.
- The plans will include a water availability evaluation.
- The plans will assess water quality and water quantity issues.
- The plans will identify existing and potential adverse impacts on water resources uses.

Establishment of a Voluntary Water Conservation Program:

- The act establishes a formal program to promote voluntary water conservation and water use efficiency practices for all water users.
- A Water Resources Technical Assistance Center would also be created to promote the use and development of water conservation and water use efficiency education, and technical assistance programs.
- Grants are authorized for water resources education and technical assistance.



Photograph above is the Borough of Monaca Municipal Authority water intake facility , Beaver County



Beaver River Conservation Plan

In April, the BCPC met with the Pennsylvania Environmental Council (PEC) to review comments on the draft copy of the Beaver River Conservation and Management Plan. The following month the PEC requested municipal zoning ordinances and maps in order to project where development may occur.

Census 2000

Census information is available on the two websites listed below:

www.census.gov

www.pasdc.hbg.psu.edu

Floodplain Maps

Floodplain maps are available on www.msc.fema.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. www.elibrary.state.pa.us

[Transportation Planning](#)

During 2007, 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 were 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. This program identifies the various transportation projects to be funded during federal fiscal years, which began in October of 2006 and continue through September 2010. The program includes state-owned and maintained highways and bridges as well as county 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, as well as the funding of Transportation Enhancement Projects. The staff successfully negotiated with PennDOT and surrounding counties for highway and bridge projects. A listing of the projects on the current **2007-2010 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

**2007-2010 Transportation Program Projects**

| <i>Project Name</i> | <i>Location</i> |
|--|--------------------------------|
| BCTA Bus Replacement | Countywide |
| Betterment Reserves | Countywide |
| Betterment Design | Countywide |
| Bridge Preservation | Countywide |
| Bridge Design | Countywide |
| Bridge Painting | Countywide |
| Bridge Structural Deficiency | Countywide |
| Geotech Line Item | Landslide repair Countywide |
| Railroad Line Item | Countywide |
| Traffic Signal Line Item | Countywide |
| SR 18 Relocation 9th Avenue-32nd Street | Beaver Falls City |
| SR 51 Pennsylvania Avenue Bridge | Monaca Borough |
| SR 68 Signals | Vanport Township |
| SR 168 Shippingport Hill Bridge | Shippingport Borough |
| Echo Valley Road Bridge | Darlington Township |
| SR 588—Eastvale—Mercer Road | North Sewickley Township |
| SR 588 Mercer Road—Riverview | Marion Township |
| Herman Road Bridge | Marion Township |
| SR 1032/New York Avenue Bridge | Rochester Borough |
| Freedom Road Upgrade (Crows Run Improvement) | New Sewickley Township |
| SR 151/Kane Road Intersection | Hopewell Township |
| SR 3010/Moffits Mill Bridge | Center Township |
| SR 3017/SR 60 to Brodhead Road | Center Township |
| SR 3017 Brodhead to Pleasant Street Bridge | Center Township |
| Engle Road Bridge | Industry Borough |
| Airport Road Bridge #32 | Hopewell Township |
| Veterans Bridge | Bridgewater/Rochester Township |
| Sportsman Club Bridge # 57 | South Beaver Township |
| Washington Avenue Bridge | New Galilee Borough |
| SR 30 & 18 signal installation | Hanover Township |
| SR 30 & 18 signal flasher | Greene Township |
| New Brighton downtown streetscape | New Brighton Borough |



Public Participation Panel

This panel, reappointed every two years, is responsible for the public input into the development of transportation and economic development projects 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. Most transportation programs and projects can be obtained from the Southwestern Pennsylvania Commission (SPC) (412) 391-5590 www.spcregion.org

Transportation Enhancement Program

This program uses federal and state highway funding to develop transportation-related projects such as bicycle and pedestrian trails, landscape improvements to central business districts, development of transportation museums, and creating safe routes to public schools for students. Applications for the 10-county SPC region are reviewed and ranked according to evaluation criteria developed for this program. No new applications for the Transportation Enhancement Program were submitted in 2007, as no new funding was available.

Long-Range Plan

The Beaver County Planning Commission continues to be involved in the development of the Long-Range Plan covering a 30-year period for the 10-county Southwestern Pennsylvania Commission region. This plan known as Project Region is required by Federal Highway Administration (FHA) and the Federal Transportation Administration (FTA) and outlines major projects in transportation and economic development for the next 30 years. Representatives of various transportation and economic development agencies as well as businesses, residents and the public in general are involved in the development of this region-wide plan.

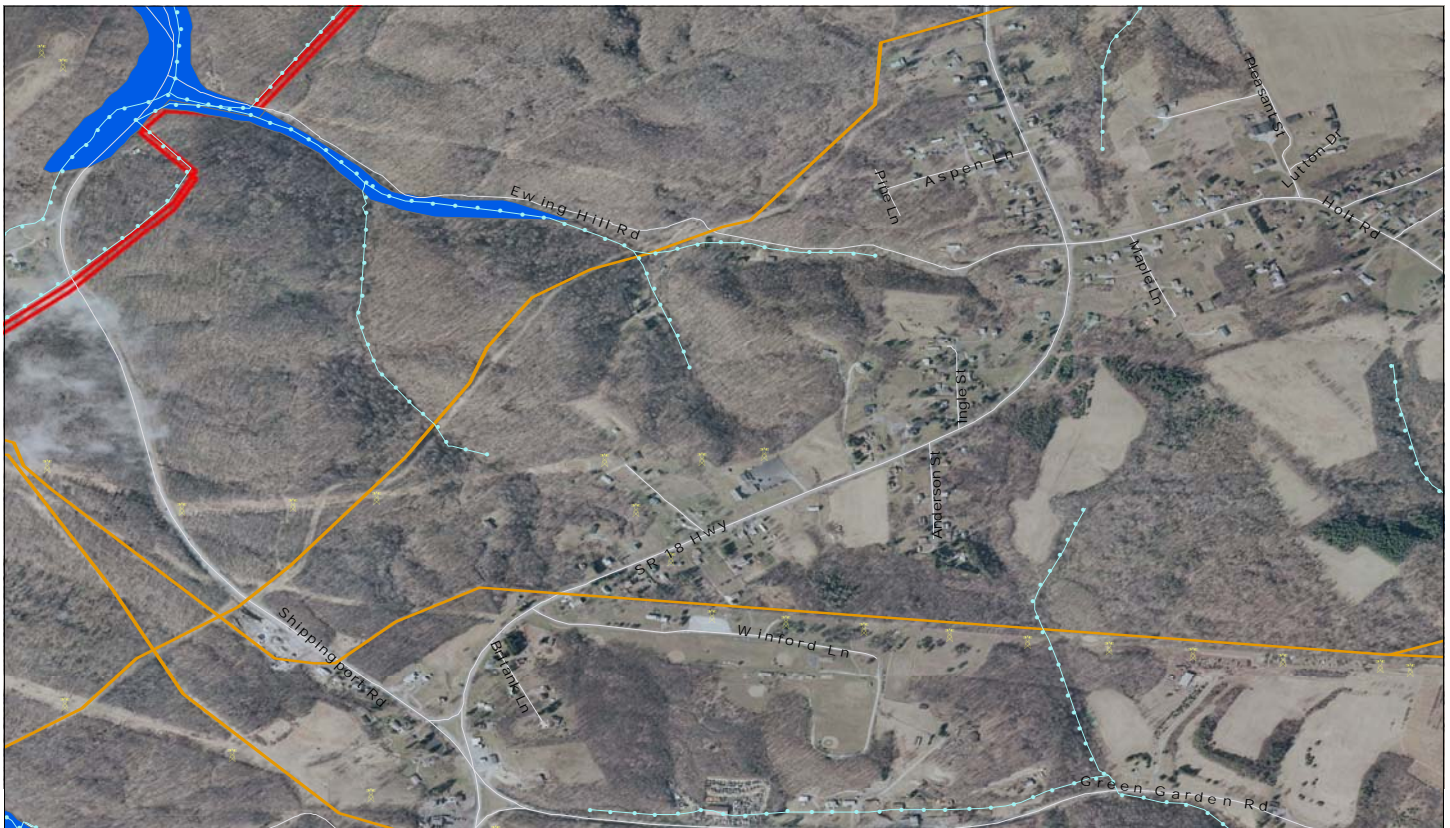


[Geographic Information System \(G.I.S.\) Activities](#)

The Beaver County Planning Commission has developed several new feature maps and edited previous features.

The **GIS System** is used to support planning-related activities and to support activities in other county departments as well as the Redevelopment Authority and the Agricultural Land Preservation Program.

Beaver County has entered into a contract with Baker Engineers to convert the tax maps to digital electronic maps for incorporation into the County's GIS System as a separate layer. The contract also called for identifying and locating cellular communication towers in order that emergency calls from cell phones can be located for responders.



Example: Aerial photo with electronic map file layers.



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.

Beaver Borough



Rite Aide Land Development



Economic Development

City of Beaver Falls



UFAS at Pleasantview Homes for BC Housing Authority



Second Baptist Church

Big Beaver Borough



Turnpike Distribution Center Land Development



Westgate Business Park Phase II



Economic Development
Brighton Township



Center Township



Beaver Valley Intermediate Unit



Economic Development

Center Township



Center Area School District Center Grange Primary School



Teri Tatalovich Land Development Plan



Center Point Assoc LD (Stone Quarry Commons)



Economic Development

Center Township



Forza Group Site Plan, Comfort Inns





Economic Development

Center Township



Dick's Sporting Goods at the Beaver Valley Mall



Economic Development

Chippewa Township



Chippewa CVS # 4162 (Under Construction)



Liberty Dialysis

Walgreens (Under Construction)



Hopewell Township



Sweetbrier Land Development



Bet-Tech Industrial Park Land Development



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 thirty-three municipalities are required annually to:

Inspect and conduct tests on the county/municipal-owned outflows

Prepare a yearly report to DEP

Publish an annual public notice to its citizens concerning protection of stormwater

In 2007, the Beaver County Planning Commission prepared the joint publication of the required notice for all the MS4 municipalities that are within or serve Beaver County. The BCPC coordinated this effort with each municipality paying its prorated portion of the advertisement cost.

The Pennsylvania Department of Environmental Protection has also prepared several informational posters that demonstrate the impacts of various common activities that many people practice without realizing how those activities may have an adverse effect on our water system.

WHEN YOU'RE FERTILIZING THE LAWN,
REMEMBER, YOU'RE NOT JUST
FERTILIZING THE LAWN.

You fertilize the lawn. Then it rains. The rain washes the fertilizer along the curb, into the storm drain, and directly into our lakes, streams and into coastal waters including the Chesapeake Bay. This causes algae to grow, which uses up oxygen that fish need to survive. So if you fertilize, please follow directions and use sparingly.

© 2007 Pennsylvania Department of Environmental Protection. All rights reserved. For more information, visit DEP's website at www.dep.state.pa.us. DEP-2007-001

WHEN YOU'RE WASHING YOUR CAR IN
THE DRIVEWAY, REMEMBER YOU'RE
NOT JUST WASHING YOUR CAR
IN THE DRIVEWAY.

All the soap, suds, and oily grit runs along the curb, then into the storm drain and directly into our lakes, streams and into coastal waters including the Chesapeake Bay. And that causes pollution which is unhealthy for fish. So how do you avoid this whole mess? Easy. Wash your car on grass or gravel instead of the street. Or better yet, take it to a car wash where the water gets treated and recycled.

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WHEN YOUR PET GOES ON THE LAWN,
REMEMBER IT DOESN'T JUST
GO ON THE LAWN.

When our pets leave these little surprises, rain washes all that pet waste and bacteria into our storm drains. And then pollutes our waterways. So what to do? Simple. Dispose of it properly (preferably in the toilet). Then that little surprise gets treated like it should.

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WHEN YOUR CAR'S LEAKING OIL ON
THE STREET, REMEMBER IT'S NOT JUST
LEAKING OIL ON THE STREET.

Leaking oil goes from car to street. And is washed from the street into the storm drain and into our lakes, streams and into coastal waters including the Chesapeake Bay. Now imagine the number of cars in the area and you can imagine the amount of oil that finds its way from busy streets into our water. To please, fix oil leaks.

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Beaver County Planning Commission Board

The Beaver County Planning Commission is comprised of nine (9) residents of Beaver County who volunteer their time to serve on the board. Board members are appointed by the Board of Beaver County Commissioners to serve 4-year staggered terms. The chairperson and vice chairperson are selected by the Planning Commission board members and serve a two-year term. The 2007 Board Chairperson is Charlotte Somerville and Vice Chairperson is Mark A. LaValle This board meets the third Tuesday of every month at the Buchanan Building Conference Room, 2nd floor, 650 Corporation Street, Beaver, PA 15009. The public meeting begins at 12:30 pm.

The photograph below shows the Beaver County Planning Commission Board and Solicitor Attorney Sam Orr, III, reviewing staff comments at a public meeting





Beaver County Planning Commission staff



Left to right: Sue Jamery, Sandra Bursey, Joseph West, Richard Packer, William Evans, Samuel J. Orr, III, Solicitor and Frank Mancini, Jr., Director