

BEAVER COUNTY PLANNING COMMISSION

ANNUAL REPORT

2005

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BEAVER COUNTY PLANNING COMMISSION

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

The Beaver County Planning Commission is required by the Pennsylvania Municipalities Planning Code (Act 247), Article II, Section 207, to submit, by March 1st, an annual report of its activities and projects for the previous year. At this time, the Beaver County Planning Commission presents the 2005 Annual Report.

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2005

Beaver County Board of Commissioners



Charles A. Camp



Dan Donatella, Chairman



Joe Spanik

Beaver County Planning Commission Board Members

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



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

Beaver County Planning Commission Staff



Left to right – William Evans, Frank Mancini, Jr. and Richard Packer
Standing - Sandra Bursey, Joseph West and Sue Jamery
Missing – Samuel J. Orr III

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County Comprehensive Plan

The purpose of a Comprehensive Plan is to enable a community or several communities to define the future in terms of broad goals and objectives along with action strategies to be implemented which will enable the community to develop as seen fit. The subject areas of the plan include land use, housing, streets and roads, recreation, education, health, water, sewage, governmental services, economic development and community facilities. In 2005, The Beaver County Planning Commission reviewed the Washington County Comprehensive Plan submitted for review by Washington County.

Municipal Comprehensive Plans

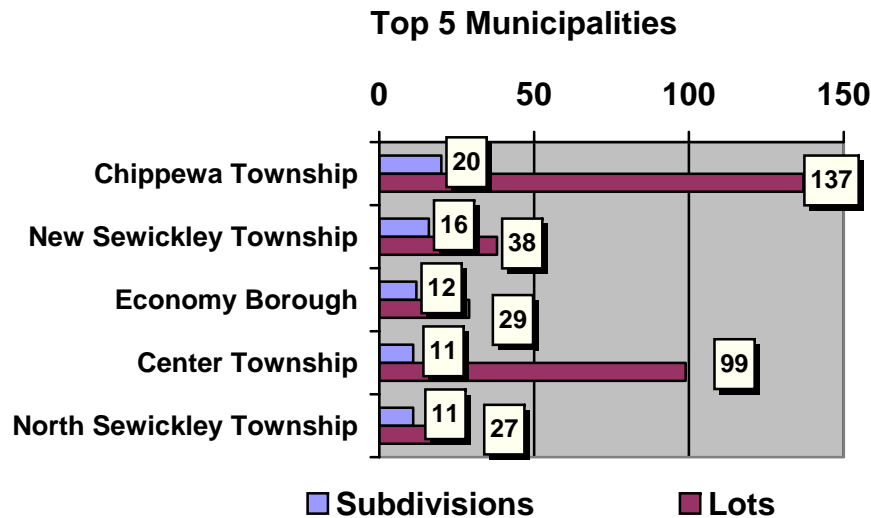
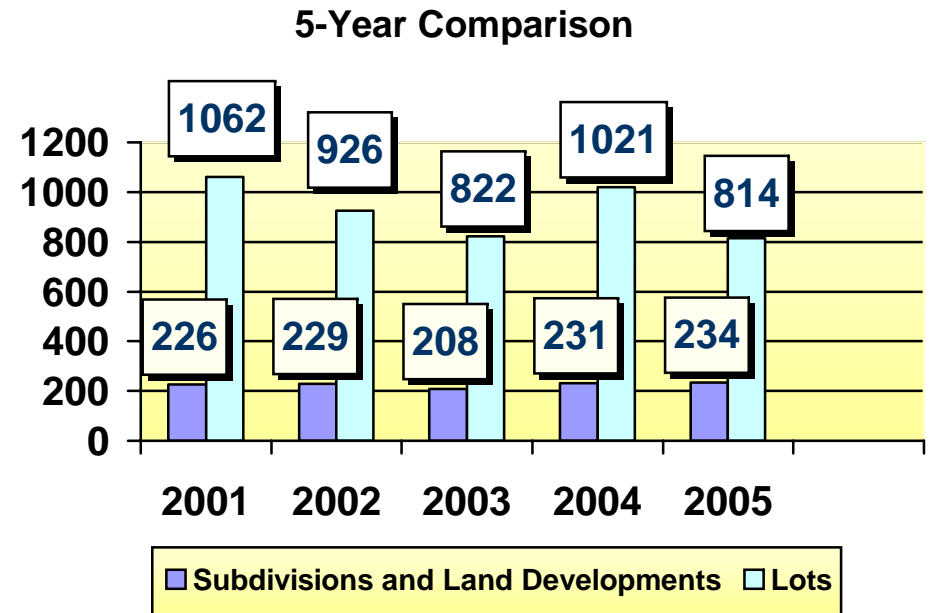
In 2005, The Beaver County Planning Commission received three (3) requests for municipal comprehensive plan reviews. All three (3) submittals were for multi-municipal comprehensive plans. The communities of Ambridge, Economy, Harmony, South Heights and Leetsdale formed a Multi-Municipal Committee and hired a consultant to prepare the Multi-Municipal Plan. This Plan, with the acronym of SHALE, was submitted to the Beaver County Planning Commission for review and recommendations. The second Multi-Municipal Comprehensive Plan was prepared for the Townships of Greene, Raccoon, Independence and Potter (the GRIP communities). The third Multi-Municipal Comprehensive Plan was prepared for the Boroughs of Big Beaver, Homewood, Koppel and New Galilee (North Central Beaver County Multi-Municipal Comprehensive Plan). The chart below shows the complete list of reviews. It *does not* show which were actually adopted by the municipalities.

<i>Municipality</i>	<i>Description</i>	<i>Month</i>
SHALE Communities	Comprehensive Plan for the SHALE Communities (South Heights Borough, Harmony Township, Ambridge Borough, Leetsdale, and Economy Borough).	January
GRIP Communities	Comprehensive Plan for the GRIP Communities (Greene, Raccoon, Independence and Potter Townships).	April
North Central Beaver County Multi-Municipal Comprehensive Plan	Comprehensive Plan for the municipalities of: Big Beaver Borough, Homewood Borough, Koppel Borough and New Galilee Borough.	December

Subdivisions/Land Developments

Summary

The Beaver County Planning Commission reviewed 234 subdivision and land development submittals during 2005. Of the submittals, 124 were minor subdivisions (two or less lots, lot line adjustments); 71 major subdivisions (3+ lots); and 39 land developments (multi-family or non-residential). Lots created or proposed for development numbered 814. A total of 8,799.12 acres were affected.

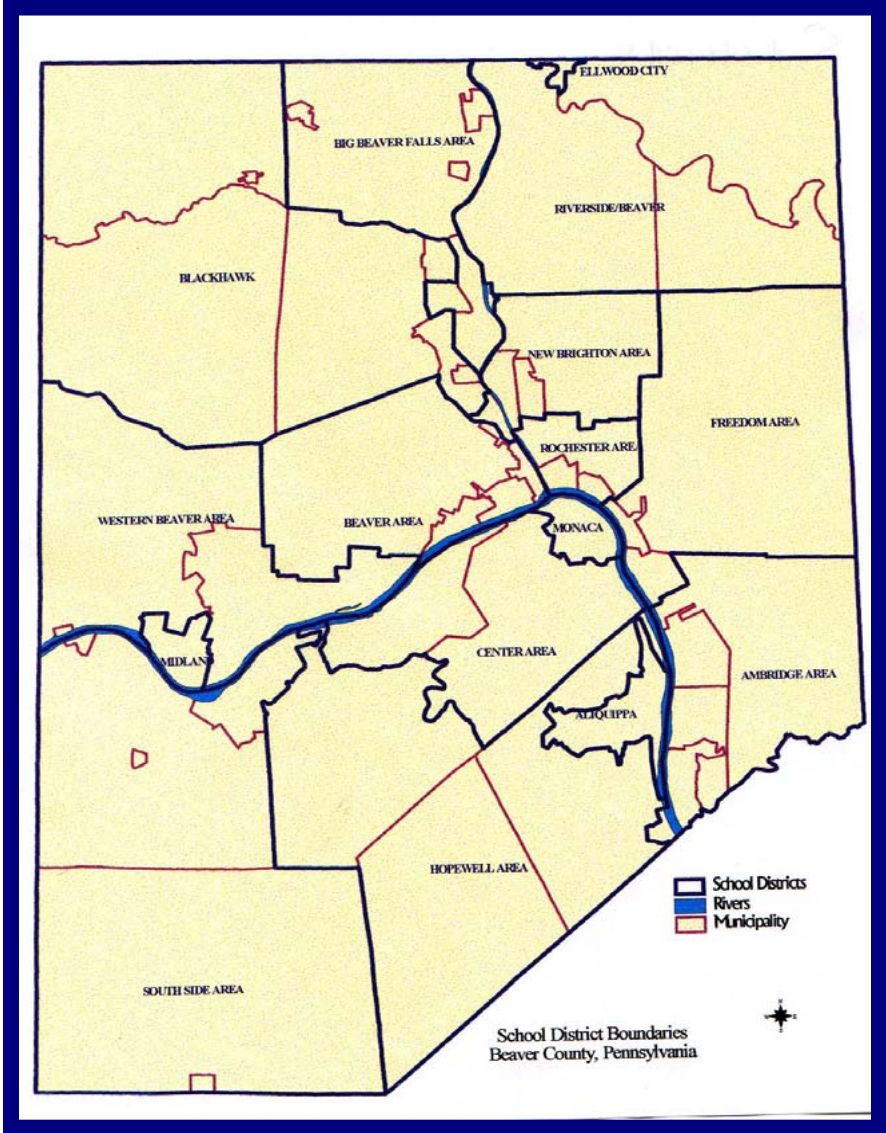


The municipality with the most subdivision submittals was Chippewa Township with 20 total subdivisions. New Sewickley Township was second with 16 total submittals, Economy Borough was third with 12, Center Township was fourth with 11 and North Sewickley Township was fifth with 11 submittals.

School District

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

School District	Lots	Acres
Aliquippa	6	30.416
Ambridge Area	45	367.317
Beaver Area	92	306.976
Big Beaver Falls Area	15	660.818
Blackhawk Area	186	915.397
Center Area	109	1,006.715
Ellwood City (Beaver County portion)	0	0
Freedom Area	38	520.494
Hopewell Area	174	821.405
Midland	3	1.705
Monaca	9	32.258
New Brighton Area	12	45.353
Riverside Beaver Co.	58	1,184.391
Rochester Area	11	60.832
South Side Area	46	1,442.061
Western Beaver Area	10	147.412
Total	814	7,543.55



Subdivisions/Land Developments

Municipality

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

Municipality	Subdivisions	Lots	Acres	Land Developments	Acres
City of Aliquippa	4	6	30.4168	0	0
Ambridge Borough	1	2	0.101	1	14.258
Baden Borough	3	6	6.535	0	0
Beaver Borough	0	0	0	0	0
City of Beaver Falls	1	1	0.5	3	7.73
Big Beaver Borough	6	11	659.455	2	449.480
Bridgewater Borough	1	2	0.344	1	0.34
Brighton Township	9	90	306.6324	1	4.00
Center Township	11	99	151.833	11	86.367
Chippewa Township	20	137	428.2223	5	8.5812
Conway Borough	0	0	0	0	0
Darlington Borough	0	0	0	0	0
Darlington Township	6	14	184.729	0	0
Daugherty Township	4	8	44.88	0	0
East Rochester Borough	0	0	0	0	0
Eastvale Borough	0	0	0	0	0
Economy Borough	12	29	287.569	1	8.090

Municipality	Subdivisions	Lots	Acres	Land Developments	Acres
Ellwood City Borough	0	0	0	0	0
Fallston Borough	0	0	0	0	0
Frankfort Springs Borough	0	0	0	0	0
Franklin Township	7	17	434.1690	1	22.760
Freedom Borough	0	0	0	0	0
Georgetown Borough	0	0	0	0	0
Glasgow Borough	0	0	0	0	0
Greene Township	9	26	569.4848	1	130
Hanover Township	7	16	435.7729	0	0
Harmony Township	5	8	73.115	4	6.267
Homewood Borough	1	3	0.8636	0	0
Hookstown Borough	0	0	0	0	0
Hopewell Township	10	144	508.802	1	180.41
Independence Township	7	17	246.6486	0	0
Industry Borough	1	3	16.655	0	0
Koppel Borough	0	0	0	0	0
Marion Township	6	14	401.914	0	0
Midland Borough	1	3	1.705	1	8.316
Monaca Borough	5	9	32.258	0	0
New Brighton Borough	2	4	0.473	0	0
New Galilee Borough	0	0	0	0	0
New Sewickley Township	16	38	520.494	5	269.010
North Sewickley Township	11	27	348.308	1	59.960

Municipality	Subdivisions	Lots	Acres	Land Developments	Acres
Ohioville Borough	3	7	130.757	0	0
Patterson Heights Borough	0	0	0	0	0
Patterson Township	3	23	26.873	0	0
Potter Township	4	10	854.882	0	0
Pulaski Township	0	0	0	0	0
Raccoon Township	3	13	65.9551	0	0
Rochester Borough	2	3	0.363	0	0
Rochester Township	5	8	60.4699	0	0
Shippingport Borough	2	4	436.804	0	0
South Beaver Township	6	10	273.112	0	0
South Heights Borough	0	0	0	0	0
Vanport Township	0	0	0	0	0
West Mayfield Borough	1	2	2.461	0	0
White Township	0	0	0	0	0
Total	195	814	7,543.55	39	1,255.57

Subdivisions + Land Developments= 234 total submittals

Subdivision Acreage + Land Development Acreage = 8,799.12 total acres

Building Permits

Building Permits

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

Municipality	Single Family	Commercial/ Industrial	Improvements	Demolition	Total Permits	Value
<i>City of Aliquippa</i>	1	8	17	25	51	1,201,809
City of Beaver Falls	0	11	49	24	84	1,920,297
Borough of Ambridge	0	2	5	2	9	38,380
Borough of Baden	1	1	34	3	39	2,280,987
Borough of Beaver	0	5	51	0	56	393,473
Borough of Big Beaver	9	1	21	0	31	2,990,260
Borough of Bridgewater	4	2	5	2	13	637,450
Borough of Conway	4	1	20	0	25	824,025
Borough of Darlington	0	1	1	0	2	3,800
Borough of East Rochester	0	6	9	2	17	1,047,917
Borough of Eastvale	0	2	12	2	16	181,150
Borough of Economy	20	2	108	5	135	5,168,518
Borough of Ellwood City	1	0	18	0	19	257,600
Borough of Fallston	0	3	1	0	4	290,000
Borough of Frankfort Springs	1	0	0	0	1	--
Borough of Freedom	0	1	9	0	10	47,200
Borough of Georgetown	NONE	RECEIVED				
Borough of Glasgow	NONE	RECEIVED				
Borough of Homewood	0	0	1	0	1	37,000
Borough of Hookstown	NONE	RECEIVED				

Municipality	Single Family	Commercial/ Industrial	Improvements	Demolition	Total Permits	Value
Borough of Industry	4	2	17	0	23	9,536,212
Borough of Koppel	0	1	2	0	3	75,000
Borough of Midland	1	2	6	0	9	149,510
Borough of Monaca	1	2	45	4	52	1,412,926
Borough of New Brighton	0	9	20	7	36	3,455,952
Borough of New Galilee	1	0	1	0	2	--
Borough of Ohioville	13	2	38	0	53	2,354,627
Boro. of Patterson Heights	NONE	RECEIVED				
Borough of Rochester	NONE	RECEIVED				
Borough of Shippingport	1	1	2	0	4	152,000
Borough of South Heights	0	0	0	0	0	--
Borough of West Mayfield	0	4	6	0	10	178,400
Township of Brighton	56	5	79	2	142	18,469,493
Township of Center	86	16	93	3	198	24,991,870
Township of Chippewa	23	3	61	1	88	9,310,284
Township of Darlington	6	0	11	0	17	1,007,000
Township of Daugherty	1	1	45	2	49	5,141,648
Township of Franklin	8	1	6	3	18	754,700
Township of Greene	11	2	10	1	24	1,431,600
Township of Hanover	7	2	12	0	21	1,028,000
Township of Harmony	1	6	23	0	30	1,677,978
Township of Hopewell	34	7	88	1	130	8,799,158
Township of Independence	12	1	27	4	44	2,097,832
Township of Marion	1	1	13	0	15	228,000
Township of New Sewickley	20	4	62	1	87	4,256,650
Twp. of North Sewickley	6	4	55	0	65	1,577,395
Township of Patterson	2	0	16	0	18	396,774
Township of Potter	4	4	6	1	15	5,086,317

Municipality	Single Family	Commercial/Industrial	Improvements	Demolition	Total Permits	Value
Township of Pulaski	2	0	17	1	20	423,882
Township of Raccoon	NONE	RECEIVED				--
Township of Rochester	3	2	18	1	24	700,242
Township of South Beaver	13	1	15	0	29	1,750,700
Township of Vanport	0	1	2	0	3	105,085
Township of White	0	0	14	1	15	88,950
TOTALS	358	130	1,171	98	1,757	123,958,051

TOP 5's

<u>SINGLE FAMILY</u>	<u>COMMERCIAL/IND.</u>	<u>TOTAL PERMITS</u>	<u>VALUE</u>
Center Twp 86	Center Twp 16	Center Twp 198	Center Twp 24,991,870
Brighton Twp 56	Beaver Falls 11	Brighton Twp 142	Brighton Twp 18,469,493
Hopewell Twp 34	New Brighton 9	Economy Boro 135	Industry Boro 9,536,212
Chippewa Twp 23	Aliquippa 8	Hopewell Twp 130	Chippewa Twp 9,310,284
New Sewickley 20	Hopewell Twp 7	Chippewa Twp 88	Hopewell Twp 8,799,158
Economy Boro 20			

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 & Amendments

The Beaver County Planning Commission received 26 requests for review. The following chart shows the complete list of reviews. It *does not* show which were actually adopted by the municipalities.

<i>Municipality</i>	<i>Month</i>	<i>Description</i>
Big Beaver Borough	January	(BeaveRun) Amendment to change the zoning of certain parcels from R-1, R-2 & SC (Conditional Use/Special Exception to Conditional Uses in the I (Industrial) district.
Beaver Borough	February	Amendment to establish requirements on all uses in the C-1 Commercial District.
Daugherty Township	February	Amendment to allow Limited Wineries as a Conditional Use in the Residential Agricultural Districts.
Economy Borough	February	Amendment to revise and/or add definitions to the existing ordinance & delete certain dwellings as conditional uses in certain districts, permit PRD in certain districts, & permit certain multi-family units in certain districts & establish criteria for PRDs.
Franklin Township	February	5 Amendments: 1) add definitions of Essential Services & establishes permitted uses in certain zoning districts, 2) change setback requirements for those uses, 3) add Townhouses as a conditional use in the Commercial District, 4) add the definition of Elderly Cottages & permit these cottages under certain conditions, & 5) add certain uses as Principal Uses in Sec. 802.1.
New Sewickley Township	February	Amendment involved changing the zoning on 2 parcels (1 parcel also in Economy Borough).
Economy Borough	March	Amendment to revise procedures for Conditional Uses Applications and Zoning Map Amendments.
Economy Borough	March	Amendment to authorize day care centers for children & adults by conditional use in the C-1 District. Day care centers in a church or school only are authorized by conditional use in the R-1, R-2 & R-3 Districts.
West Mayfield Borough	March	Amendment to add a new district called Entertainment, revise certain uses in other districts, & change the entire zoning map of the Borough.
Raccoon Township	April	Zoning map amendment to change a certain parcel from A-1 (Agricultural) to R-1 (Residential).
New Sewickley Township	April	Zoning amendment to change Parcel #69-165-0182 from A-1 (Agricultural) to R-1 (Residential).
North Sewickley Township	April	Amendment to change the residential lot minimum specifications for single & multiple family dwellings.
Center Township	April	Amendment to change a certain parcel to entirely C-1 (Commercial) from its present classification which is split between C-1 (Commercial) and R-4 (Multi-Family Residential).
Beaver Borough	May	Zoning map amendment to change the boundaries of the C-3 Commercial Professional District.
Greene Township	July	Amendment to expand the Little Blue Run Waste Disposal Facility. (1) Amend the parcels planned to be used in the expansion from R-1 Suburban Residential and A-1 Agricultural to I Industrial (2) Request certain conditional uses and variances to be included with the amendment.

<i>Municipality</i>	<i>Month</i>	<i>Description</i>
Rochester Borough	August	The amendment proposes to revise various districts in the borough. The first area to be changed is the area bound by Monroe and Webster Streets and Bedford and Wagumond Way from R-1 (Single Family Residential) Residential to M (Mixed Use). The next area proposed for a change is an area bound by Ohio Avenue and Indiana Way and Webster Street and Deer Lane from R-3 (High Density Residential) to R-1 (Single Family Residential). The remaining proposed change is to an area bound by Pinney and Jackson Streets and New York and Vermont Avenues from R-2 (Medium Density Residential) to C/C1 (Commercial/ Community Business District).
Center Township	August	Text Amendment to authorize funeral homes as a permitted use in the C-1 Limited Commercial District.
Harmony Township	August	Amendment proposes to require a deposit on political signs erected on public property.
Monaca Borough	August	Curative amendment submitted by Gateway Rehabilitation Center proposes to add the definition of Community Corrections Center and locate same on property located at 2600 Pennsylvania Avenue currently zoned G-I General Industrial.
Pulaski Township	August	Amendment proposes to amend & revise the minimum lot and yard requirements, etc.
Brighton Township	September	Amendment proposes to revise Sec. 195-98 to include Outdoor Advertising Devices as a permitted use, revise Sec. 195 thru 195-117 pertaining to sign regulations, add Sec. 195-137.65 establishing criteria for Outdoor Advertising Devices, and to revise Sec. 195-138 thru 195-150 on non-conforming lots, structures and uses.
Aliquippa City	October	Amendment proposes to (1) add a new definition of Services, (2) establish an IS Industrial Service District, (3) add Permitted and Conditional Uses to the IS District and (4) revise the Transitional Overlay District Permitted and Conditional Uses.
Brighton Township	November	Amendment proposes to amend sign regulation; provide for accessory uses in districts, and nonconforming lots, structures, and uses.
Industry Borough	November	Amendment proposes to change the zoning classifications of certain parcels from R-3 Urban Residential to I Industrial District.
Aliquippa City	November	Proposed Planned Residential Development zoning amendment which proposes to create requirements for a PRD in the R-3 residential zone.
Pulaski Township	December	Amendment proposes to change the district boundary of the R-2 District to include certain parcels on the west side of the Township between 47 th Street and 52 nd Street from R-1 One-Family to R-2 Two-Family Residential.

Subdivision and Land Development Ordinances

The Planning Commission reviewed 3 subdivision and land development amendments in 2005. The following chart shows the complete list of reviews. It *does not* show which were actually adopted by the municipalities.

<i>Municipality</i>	<i>Date</i>	<i>Description</i>
Economy Borough	March	Revising the deadline for filing applications and establishing a procedure to collect allocation, filing review and inspection fees.
Brighton Township	July	The amendments implement a fee-in-lieu of dedication for open space provisions of the ordinance and to require streetlights installed by the developer in new plans.
Brighton Township	November	Amendment proposes to add definitions and revise Article VII by adding Section 180-64.1-Open Space, Recreation Land & Facilities. Also adds a new Subsection E under 180-78 for fees-in-lieu of dedication of recreation land & revises Section 180-105 on street lighting.

Codification of Ordinances

The Planning Commission did not receive any requests to review any Codification of Ordinances in 2005.

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 2005, the Planning Commission reviewed and commented on 1 application.

<i>Applicant</i>	<i>Project Description</i>	<i>Location</i>	<i>Total Cost/Requested Funds</i>
Baden Borough	<ul style="list-style-type: none"> Waterline Replacement Project – consists of replacing approx. 11,000 linear feet of waterline in the Borough's water system. The new waterlines will be constructed along existing road rights-of-way either beneath or alongside Borough streets. 	In various areas of Baden Borough	N/A

Community Development Block Grant (CDBG)

See application reviews, pages 20 and 21.

PA Department of Conservation and Natural Resources (DCNR)

See application reviews, pages 20 and 21.

Act 537 Sewage Facility Plan Revisions

Act 537 regulates the planning and supervision of community and individual sewage systems. Local municipalities must obtain County Planning Commission comments for specific proposed Act 537 Plan Revisions. Below are the 8 Sewage

Municipality	Applicant	Revision Description
Rochester Borough/Rochester Township/East Rochester Borough	Rochester Area Joint Sewer Authority	537 Plan Update's preferred alternative to upgrade their current Sewage Treatment Plant (STP) (located on the Rochester Riverfront) costing approx. \$35,000,000. An alternate being explored pertains to the transporting and treatment of sewage at the New Brighton facility.
Franklin Township	Wright Property	Revision would allow the installation of a 400 gpd SFTF to serve a single family dwelling on a 5.027-acre subdivision. The subdivision is the second parcel of an existing 280-acre parcel that is being subdivided into three parcels. The capacity of the new system will be 1 EDU.
Economy Borough	Economy Borough Municipal Authority	Revision would allow for the upgrade of an existing pump station and replacement of existing 4-inch force main with 6-inch pipe.
Marion Township	Lakeview Estates	Revision would allow the construction of a PA DEP-permitted sewage collection system & sewage treatment plant, with discharge of treated effluent through an NPDES-permitted outfall to Brush Creek. As part of the corrective action, the on-site sewage collection system and sewage treatment plant will be built to serve the existing property that contains 6 residential housing apartment buildings and 1 cottage (27 equivalent dwelling units total).
Chippewa/South Beaver Townships/Big Beaver Borough	537 Plan Update	537 Plan Update's recommended alternative of the construction of pressure sewer systems in Areas 1, 2 & 3 does not appear to have any unacceptable environmental impacts.
North Sewickley Township	Wilson Property	Revision would allow a single-family home to be served by a holding tank until public sewers are installed (public sewers are planned for 2 years or less). (One EDU on this site – 400 gpd.)
Independence Township	Inches Subdivision	Revision would allow the installation of a small flow sewage treatment facility to service two double-wide mobile homes. (800 GPD from the residential dwellings)
Franklin Township	ClearWater Estates	Revision would allow for the development of 76 condominium units contained in 19 buildings located on 22 acres. Expected total flow is 30,400 gpd.
South Beaver Township	White Thorn Lodge	Revision would allow for the replacement of 2 existing on-lot systems each with a 1,000- gallon septic tank & a conventional leach field. Currently the 2 existing systems are overloaded & will be replaced with 2 new sand mounds & associated tankage, force main & dosing tanks. Expected total flow 9,990 gpd.
Ohioville Borough	Edmiston Plan	Revision would allow for the tapping into the Ohioville Borough MWA Distribution System for a single- family dwelling on Lot 1, a 1.50-acre parcel of a 74.116 acres three-lot subdivision. Total sewage flow for the project will be 1,200 gpd (400 gpd per lot).

Facilities Plan Revisions and 2 Plan Updates in 12 municipalities that were received and commented on in 2005.

Agricultural Security Area (ASA) Reviews

State legislation allows municipalities to create Agricultural Security Areas (ASA) when petitioned by farmers committing a minimum total of 250 acres and meeting contiguous acres area minimums. An ASA provides the landowner with additional protection from changes in surrounding land uses that could restrict his ability to farm successfully, such as complaints from adjacent residential subdivisions, condemnation by public utilities or the government, and assessments for new sewer lines running by his property. It does not restrict the farmer’s ability to sell his land for development. A municipality must submit to the County Planning Commission for review and comment the original proposal to create an Agricultural Security Area, the state-mandated Seven-Year Review of its ASA and any proposed additions/deletions between the mandated seven-year reviews. In 2005, ASA changes were reviewed for 1 municipality shown on the chart below.

<u><i>Municipality</i></u>	<u><i>Description</i></u>	<u><i>Month</i></u>
Ohioville Borough	No Changes	June

Application Reviews

Projects for Review and Comment (Endorsement/Consistency Letters)

During 2005, fifteen (15) projects were submitted to the Planning Commission for endorsement/consistency review.

Applicant	Type of Funding or Approval	Project name/description	Location	Month
BC CED	Business In Our Sites (BIOS) Planning Grant	Midland Industrial Site, Phase I (Brownfield project site once part of the former Crucible Steel integrated steel mill facility as an industrial park).	Midland Borough	February
BC CED	Business In Our Sites (BIOS) Planning Grant	Aliquippa Industrial Park, Phases II & III (Brownfield project site once part of the former J&L/LTV integrated steel mill facility as an industrial park).	Aliquippa City	February
Brighton Township	PA DCNR Community Conservation Partnership Program Grant for Property Acquisition	Hardy Field. Funding will allow the Township to purchase the Hardy Field property from the Beaver School District. Hardy Field accommodates a number of sports and activities with a combination football/baseball field, a soccer facility of 5-6 fields, a paved walking/running track & a playground.	Brighton Township	April
Ohioville Borough	PA Fish and Boat Commission (PFBC)	Lock 57 Community Park Boating Facility. To construct a recreational facility that will include a boat launch, accessible fishing pier, walking trail, and picnic area to be located on approx. 12 acres at the mouth of the Little Beaver Creek near the Ohio state line.	Ohioville Borough	May
Greene, Raccoon, Independence & Potter Townships	Any grants relative to this multi-municipal comprehensive plan.	Multi-Municipal Comprehensive Plan. By working together as a single planning entity, the respective townships should be able to maintain and enhance the various issues and scenarios presented in the plan	Greene, Raccoon, Independence & Potter Townships	May
Redevelopment Authority of Beaver County	Business In Our Sites (BIOS) Planning Grant Application	Rochester Waterfront Revitalization Project.	Rochester Borough	May
Nesar Systems, Inc.	PA DCED	First Industries Tourism Planning Grant. To conduct a Market Analysis and Economic Feasibility Study associated with the possible construction of a 200- room hotel with a 40,000 sf indoor water park, along with a conference center, restaurants, and related facilities at a site located at the intersection of I-76 & State Route 60.	Big Beaver Borough	June
New Sewickley Recreation Board	PA DCNR Grant	Green Valley Park Playground Upgrade. To remove & replace the outdated playground equipment, to afford a safe & handicapped accessible play area for up 40 children between 5-14 years of age.	New Sewickley Township	June
Beaver Falls Municipal Authority (BFMA)	Penn Works Application	Proposed Penn Works application. The funding will assist BFMA to expand water service to part of Big Beaver Borough. The \$4 million project will consist of a new 500 GPM water booster station, a 1.3 million gallon elevated water storage tank & approx. 12,500 lineal feet of water line.	Big Beaver Borough	July
Beaver Initiative for Growth (BIG)	PHFA – PA Housing Finance Agency funding	City of Beaver Falls Redevelopment Project, which is a multi-faceted project that includes the redevelopment of the former Moltrup Steel brownfield site & adjoining property, construction of residential structures & required infrastructure, preservation of existing neighborhood recreational facilities and ball fields, and a trail connection from the Beaver Rivers Rails- to- Trails – which abuts the project site – to 7 th Avenue.	Beaver Falls City	August

Community Development (CD)	CDBG funded water & sewage projects in BC	CDBG funded projects: Borough of Ambridge French Point Creek Flood Damage Repair, Westgate Business & Industrial Park – site improvements, Economy Borough Pinehurst Waterline, Borough of Glasgow Recondition of Water Storage & Supply, Municipal Auth. of Midland Filtration System Upgrade, Borough of Midland Storm Sewer/Catch Basin Repairs, & Rochester Twp Walnut Street Storm Sewer Improvements.	Ambridge/Big Beaver/ Economy, Glasgow / Midland Boroughs,& Rochester Township	August
BIG (Redevelopment Authority of Beaver County-applicant)	DCNR Grant Applications	Misc. Projects (9)- 1) Ambridge Area School District – Recreational Improvements for School/Community Use, 2) Economy Borough - Recreation Park Phase II, 3) Hopewell Twp – Hopewell Twp. Recreation Complex Dev., 4) RABC – BC Riverfront Dev., 5) Big BF Area Recreation Partnership– Playground, Recreational & Field Enhancements, 6) Chippewa Twp. – Playground Improvement Program, 7) Beaver Falls –Playground Enhancement Project & Wave Pool Feasibility Study, 8) RABC – Moltrup Ballfields, & 9) Beaver Falls – Steffen Hill Park	Ambridge Area, Economy Borough. Hopewell Twp., BC Riverfronts Area, Beaver Falls Area, Chippewa Twp., Beaver Falls	October
Beaver County	BC Parks Improvement Plan	Phase One, Scope of Work of Proposed Projects: 1) Bradys Run Park – Completion of Skateboard Park, 2) Brush Creek Park – Replacement of roof and roofing on existing covered bridge, 3) Brush Creek Park – Repaving of 2 parking lots, 4) Old Economy Park – Conduct feasibility study/replace corroded and malfunctioning Swimming Pool filter, 5) Old Economy Park – Replacement of shelter in area of the park known as the Corn Crib, 6) Old Economy Park – Repair of the Barn (shelter), 7) Bradys Run, Brush Creek & Old Economy Park – Repair Tennis Court surfaces, & 8) Bradys Run, Brush Creek & Old Economy Park – Upgrade Comfort Facilities.	Bradys Run Park area, Brush Creek Park area, and Old Economy Park area	October
Washington County Planning Commission	Washington County Comprehensive Plan	Draft Washington County Comprehensive Plan (Request for BCPC Review and Comments)	Washington County, PA	November
Rochester Borough	Transit Revitalization Investment District Planning Study –Rochester Transportation Center - BCTA	The Planning Study will be utilized to encourage partnerships between BCTA, Rochester School District, Rochester Borough Development Corporation (RBDC) and others to advance development on and around the community’s transit facility; considered a local asset that can be a catalyst for redevelopment efforts in Rochester Borough.	Rochester Borough	December

CO-OP – Corporation for Owner-Operator Projects
BC CED – Beaver County Corporation for Economic Development
DCNR – Department of Conservation & Natural Resources
DCED – Department of Community & Economic Development

BIG-Beaver Initiative for Growth
RABC-Redevelopment Authority of Beaver County
BIOS-Business In Our Sites

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 2005, the Planning Commission received one (1) solid waste permit application for comment.

APPLICANT	LOCATION	PROJECT DESCRIPTION
FirstEnergy Generation Corp.	Greene Township	Solid Waste Management Permit Application for Little Blue Run Disposal Impoundment to reflect a change in ownership.

Mining

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

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

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

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

For 2005, the Planning Commission did not receive or review any notices.

Permit Application Notifications

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

In 2005, the Beaver County Planning Commission received and reviewed a total of 143 notifications.

<i>Type of Permit Application</i>	<i>Quantity</i>
<i>Air Quality</i>	<i>12</i>
<i>Encroachments Permits</i>	<i>24</i>
<i>Hazardous/Residual Waste Permits</i>	<i>1</i>
<i>NPDES Permits</i>	<i>53</i>
<i>Railroad Permits</i>	<i>3</i>
<i>Solid Waste Permits</i>	<i>8</i>
<i>Storage Tank Permits</i>	<i>1</i>
<i>Water Quality Permits</i>	<i>14</i>
<i>Water Allocation Permits</i>	<i>4</i>
<i>Other</i>	<i>23</i>
<i>Total Permits</i>	<i>143</i>

Grant Status Reports

The Beaver County Planning Commission presents a grant status report to the Planning Commission Board at its regular monthly meeting in order to maintain accurate lines of communication and monitor progress relative to the administration of grants.

Bradys Run Park Playground Project

On March 3, 2005, the Beaver County Planning Commission (BCPC) received a fully executed DCED contract and grant closeout report. On March 8, 2005, the BCPC completed the grant and forwarded the closeout report to DCED. The project was fully completed by the end of March 2005.



Bradys Run Park playground

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

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

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

On May 16, 2005, the Beaver County Planning Commission received notice from DCNR confirming contract approval by Beaver County with consultant, Pashek Associates. A study committee was then formed to work with Pashek Associates to create a network of greenways in Beaver County. The greenways, or open space corridors, will protect the natural, cultural, and scenic resources within the County. Additionally, these corridors will provide recreational benefits, enhance the natural beauty and quality of local neighborhoods and communities, and stimulate economic development.

In the past year, the study committee has met with consultants from Pashek Associates four times to refine strategies in land use and map out the network of greenways. Also a public participation meeting was held to gather input from local citizens in order to identify and discuss potential “hubs and spokes.” Resource inventories, criteria for hub selection, as well as amenity priorities have been compiled to help facilitate the creation of the network. Completion is slated for June of 2006.

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

On October 3, 2005, the Beaver County Planning Commission received a letter from the Beaver County Community Development Program indicating that the County was awarded \$55,000 to complete a Master Site Plan for Bradys Run Park, Brush Creek Park and Old Economy Park. That grant brought the total amount of funding up to \$150,000.00. An RFP was issued and a recommendation for consultant approval was made to DCNR in 2005.

CDBG Grant Amount \$55,000 for 2005

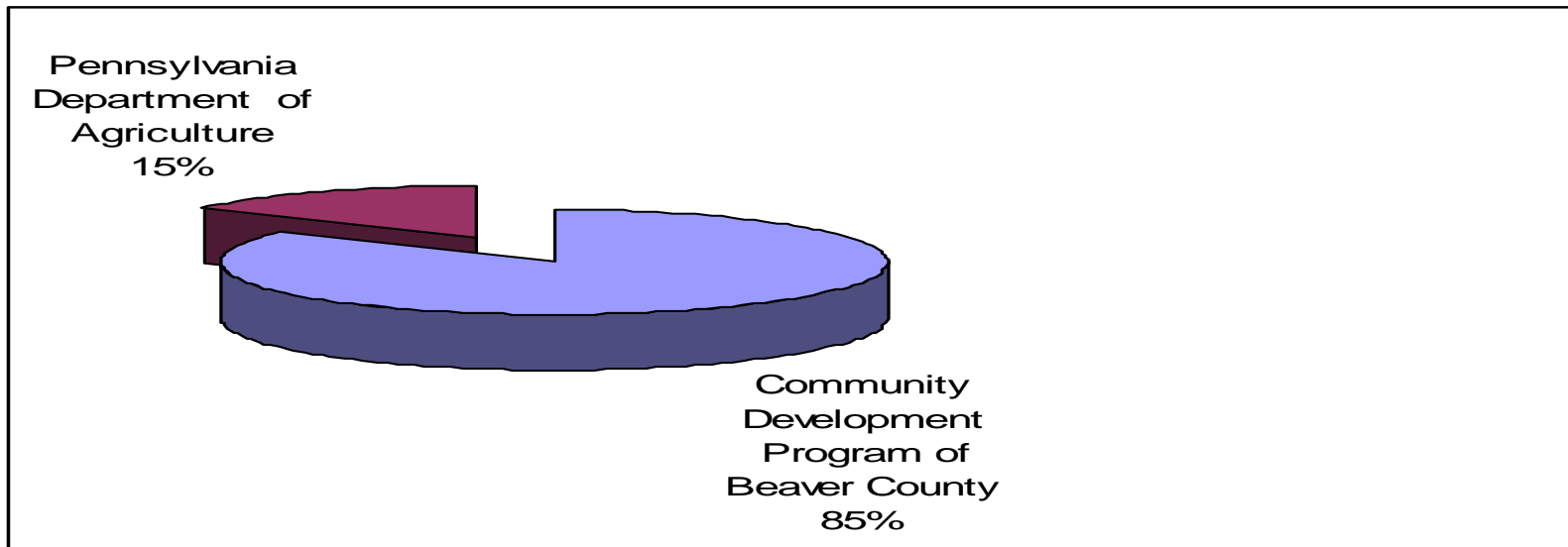
Agricultural Land Preservation Board Geographic Information System Grant (ALPB GIS) Grant

On November 11, 2003, the BCPC received from the PA Department of Agriculture, a fully executed grant agreement for \$10,000 to be used as a pilot program to digitize tax parcels in New Sewickley Township. Kurcera International was selected as the consultant. A Canon W7200 wide format printer was purchased in 2005 and used as the County's match.

Grants and Revenues

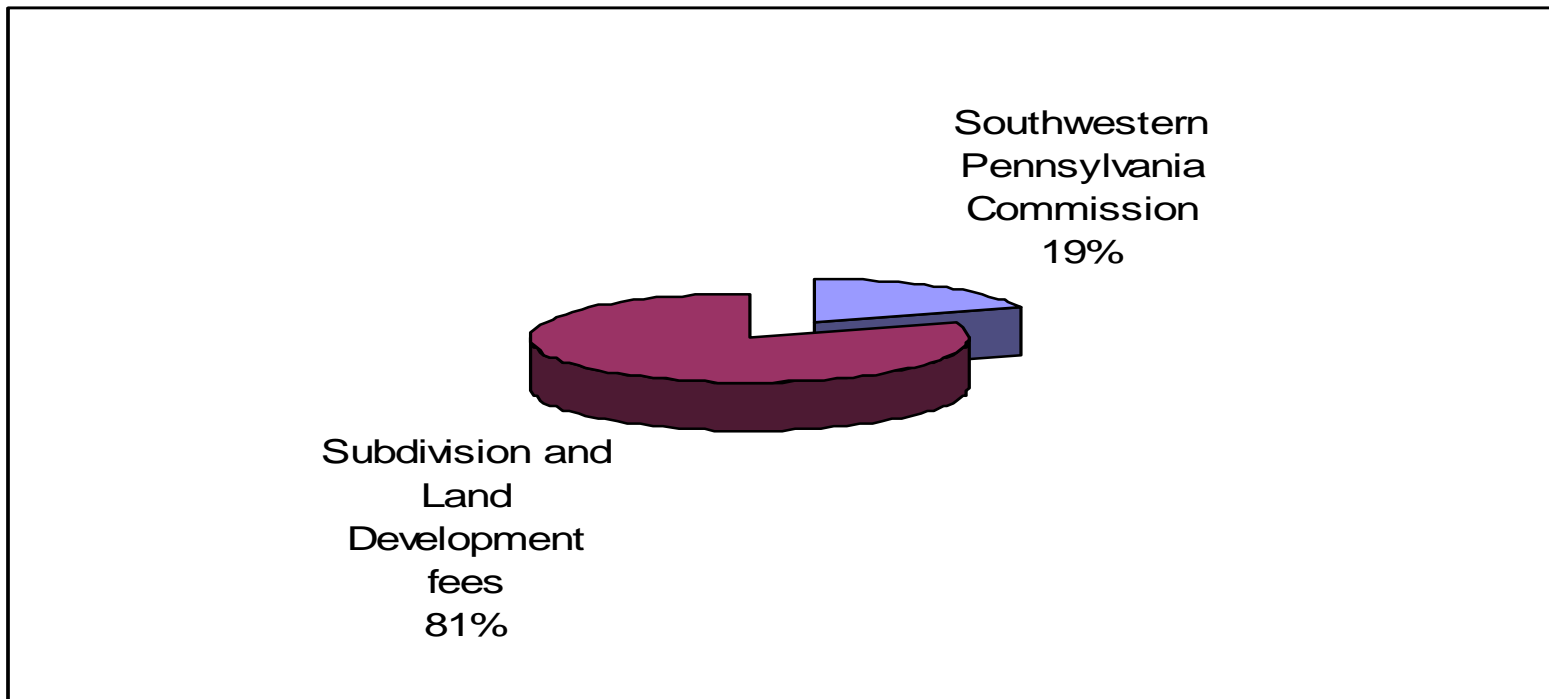
Funds Awarded/Obtained in 2005

Community Development Program of Beaver County	\$55,000
Pennsylvania Department of Agriculture	\$10,000
TOTAL	\$65,000



Revenues received in 2005

Southwestern Pennsylvania Commission	\$6,292.32
Subdivision and Land Development fees	\$26,019.57
TOTAL REVENUES	\$32,311.89



Natural Infrastructure Project

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

Beaver River Conservation Plan

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

Census 2000

Demographic information is available on the census web site for the 2000 Census. www.census.gov

E-library

E-library is a service of the Commonwealth of Pennsylvania which provides municipal comprehensive plans, zoning ordinances, and subdivision and land development ordinances over the internet for viewing by the public. The Beaver County Planning Commission collects and provides copies of these documents to the Commonwealth for inclusion on the E-library web page. www.elibrary.state.pa.us

Transportation Planning

During 2005, the Beaver County Planning Commission, in conjunction with the Board of Beaver County Commissioners, was involved in several transportation projects involving pedestrian and bicycle trails, highways, bridges, and railroads. Planning staff attended and was actively involved in many SPC and PennDOT committees and work sessions on roads, bridges, highway enhancements, freight movement, Maglev, transportation corridors studies, highway safety and congestion management, air quality, bike and pedestrian trails and mass transit.

The Planning Commission was actively involved in monitoring the state highway plan for Beaver County and assuring projects moved forward in a timely manner. Staff was also involved in the planning of the upcoming 2007-2010 Transportation Improvement Program (TIP). This program identifies the various transportation projects to be funded during federal fiscal years, which begin in October of 2005 and continue through September 2008. The program includes state-owned and maintained highways and bridges as well as county and municipal-owned roads and bridges. The Planning Commission staff attended several meetings and workshops designed to establish the highway and bridge projects and program schedules for relocation and rehabilitation of area roads and bridges. The staff successfully negotiated with PennDOT and surrounding counties for additional highway and bridge projects. A listing of the projects on the current *2005–2008 Transportation Improvement Plan* is included in the following chart. A more detailed description of the proposed TIP is available for review at www.spcregion.org.

2005-2008 Transportation Program Projects

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

Public Participation Panel

New appointments were made by the Commissioners to the Beaver County Public Participation Panel. This panel, reappointed every two years, is responsible for the public input into the development of transportation plans as well as the review of existing plans and proposed projects. The panel is comprised of Beaver County residents representing various cultural, business and institutional clients who have interest in a wide range of transportation issues. Most transportation programs and projects can be obtained from the Southwestern Pennsylvania Commission (SPC). www.spcregion.org
Phone 412-391-5590.

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, creating safe routes to public schools for students. Applications for the 10-county SPC region were reviewed and ranked according to evaluation criteria developed for this program. Aliquippa School District submitted an application to redesign and construct a new trail from various streets in Aliquippa to the school complex. Selection of the projects is anticipated in early 2006.

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.

City of Beaver Falls



Dollar General Land Development

Brighton Township



Dollar General Land Development

Center Township



Completed Hampton Inn

Center Township



Best Buy

Arby's Restaurant Building addition



Center Township



Target Department Store

Chippewa Township



Shenango Woods

Economy Borough



Whispering Pines Phase I completed, Phases II and III under construction

Independence Township



Conservation District Building

Harmony Township



Microsonic Laboratory

New Sewickley Township



Tri County Commerce Park Phase 5, Building 5 completed

Economic Development

The following proposed Land Developments were reviewed by the Beaver County Planning Commission in 2005.

Ambridge Borough

Ambridge High School Land Development

Beaver Falls City

Second Baptist Church School Land Development

Beaver Falls City

Visionary Properties Inc. Land Development

Beaver Falls City

Morado Dwellings Land Development (Housing Authority of Beaver County)

Big Beaver Borough

Proposed Route 0018 Business Park Land Development

Big Beaver Borough

West Gate Business Park Site Plan Land Development

Bridgewater Borough

Pappan Condo Development

Brighton Township

Beaver Medical Commons, Land Development

Center Township

Dollar Tree Parking Lot Expansion Land Development

Center Township

Center Car Wash Land Development

Center Township

Center Point Shopping Center Land Development

Center Township

Stone Quarry Commons Land Development

Center Township

Center Area Primary Center Land Development

Center Township

Kohls, Marshalls, Ross Dress for Less Land Development

Center Township

Keymarket Communications Land Development

Center Township

Beaver Valley Intermediate Unit (BVIU) Land Development

Center Township

Proposed Wal-Mart Plaza Remodel (Applebee's)

Center Township

Union Cemetery Plan Land Development

Chippewa Township
Chippewa Township
Chippewa Township
Chippewa Township
Chippewa Township

Economy Borough

Franklin Township

Greene Township

Harmony Township
Harmony Township
Harmony Township
Harmony Township

Hopewell Township

Midland Borough

New Sewickley Township
New Sewickley Township
New Sewickley Township
New Sewickley Township
New Sewickley Township

North Sewickley Township

Proposed Applebee's Restaurant Land Development
WPMA Medical Clinic Land Development
Bowser Hyundai Land Development
Chippewa Square Land Development
Walgreens Store Land Development

Village of Bradford Park Condominium Land Development

Clear Water Estates Land Development

Southside Area School District Land Development (Elementary School)

Emerald Ridge Land Development
Thomas Gill Building Plan Land Development
Mittica-Chell Properties LLC Land Development
Ambridge Lumber & Builders Supply Land Development

Overlook Village at Beaver Lakes Land Development

Midland Recreational Complex

Freedom Crossing Phase 4 PRD
Freedom Crossing Phase 4 PRD
Danbury Townhouses Land Development
Tri County Commerce Park Land Development
Kenny Farm PRD Plan

Nottingham Condominium Community

Land Developments reviewed which are under construction and/or construction was completed in 2005.

Brighton Township



Beaver Medical Commons, LP

Bridgewater Borough



Pappan Condo Development

Center Township



Applebee's Restaurant completed in 2005

Center Township



Center Point Shopping Center LD under construction

Chippewa Township



Completed Applebee's Chippewa

Chippewa Township



WPMA Medical Clinic LD under construction

Geographic Information System Activities

The Beaver County Planning Commission is preparing a county road map in conjunction with the Parks and Recreation Department. The map will replace the former county map which was last updated in 2000. The new map is larger than the previous county map and contains more detail. The new map will be available in early 2006. In December of 2005, the County established the GIS Committee and two Planning Commission staff members serve on that committee. In addition, the Planning Commission used the GIS to prepare new voting district maps for the Bureau of Elections.

The GIS System was used to support other planning-related activities in the county and was used to support activities in other county departments as well as the Redevelopment Authority and the Agricultural Land Preservation Board. Additional layers were added to the GIS System including gas & oil wells, coal mining and other infrastructure information.

A pilot program which involves the correlation of tax assessment parcel maps to the aerial photography was completed for two municipalities and is currently underway in a third municipality to demonstrate the feasibility of converting tax parcel maps to electronic form.