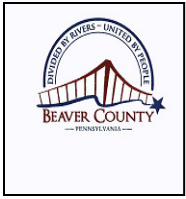


# Beaver County Planning Commission

## 2010 Annual Report





**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.**

*Beaver County Commissioners*



*Joe Spanik  
Beaver County Commissioner  
2004-present*

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

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



## *Beaver County Planning Commission Board*



**Mark A. LaValle, Chairperson**  
January 2003-Present



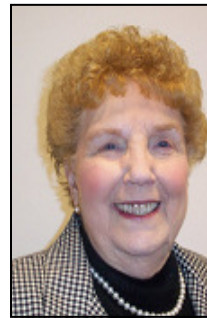
**Howard Stuber, Vice-Chairperson**  
July 1997-Present



**John W. Bragg**  
November 1997—Present



**Judith Charlton**  
March 1979—Present



**Charlotte Somerville**  
May 1993--November 2010



**James A. Mitch**  
February 1986—  
Present



**Valerie McElvy**  
March 2009—Present



**Mark Piccirilli**  
September 2009 -Present



**Joseph Zagorski**  
March 1997-Present



**Samuel J. Orr , III**  
Legal Council

In November 2010, Mrs. Charlotte Somerville a long-time Board Member of the Beaver County Planning Commission (BCPC) retired from the Board. The BCPC appreciates her years serving on the BCPC Board and her contributions toward the betterment of Beaver County.



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**County Comprehensive Plans**

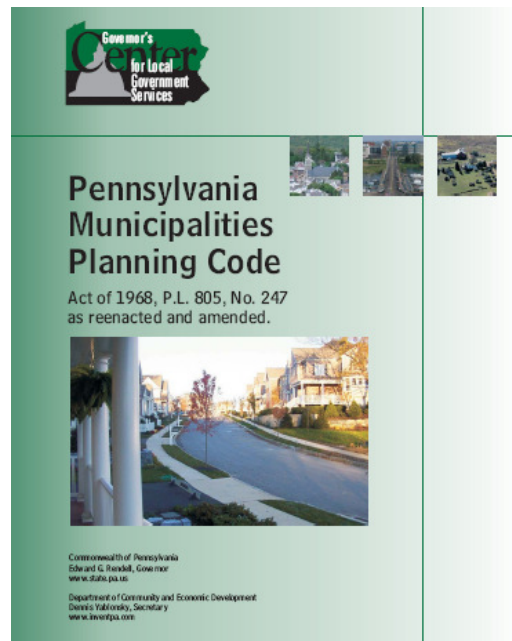
On May 13, 2010, The Beaver County Board of Commissioners adopted the Beaver County Comprehensive Plan.



**Municipal Comprehensive Plans**

The Beaver County Planning Commission received and reviewed the Zelienople-Harmony Comprehensive Plan and the Lawrence County Comprehensive Plan Update.

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





## Subdivisions and Land Developments

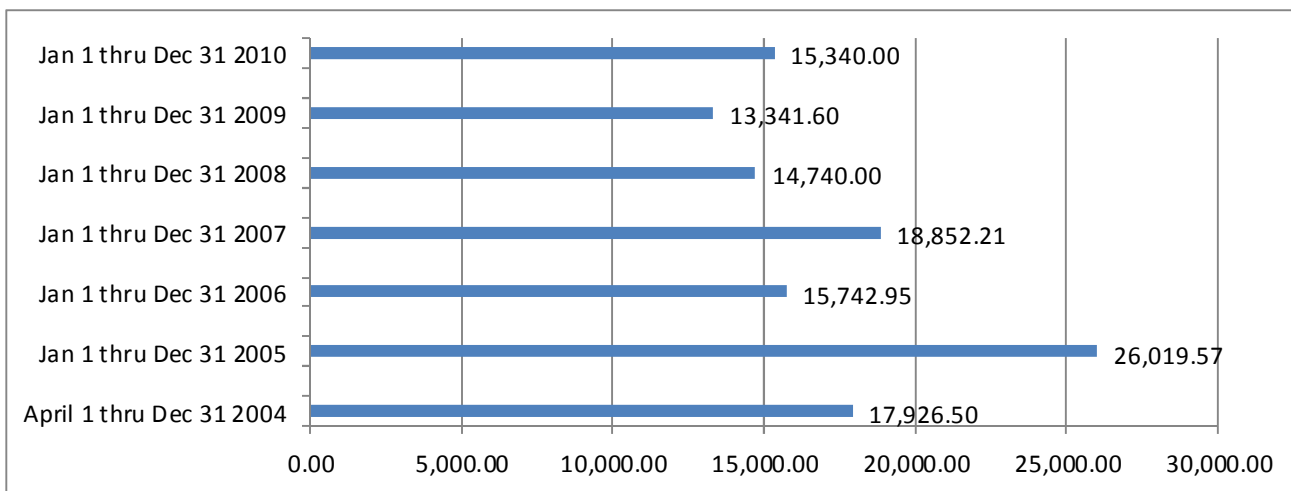
The Beaver County Planning Commission is required by the *Pennsylvania Municipal Planning Code Act of 1968, P.L. 805, No. 247 as amended, Article V* to review land development plans prior to municipal approval. The definition in the MPC for land developments is as follows:

“Land development,” any of the following activities:

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

### Plan Review Fees

The Beaver County Planning Commission began a 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 72-month period to the end of 2010, and averages about \$1,745.36 per month or about \$19,635.31 per year. The base fee was increased in April 2008 to \$75.00. The total amount collected from April 1, 2004, to December 31, 2010, was \$121,962.83

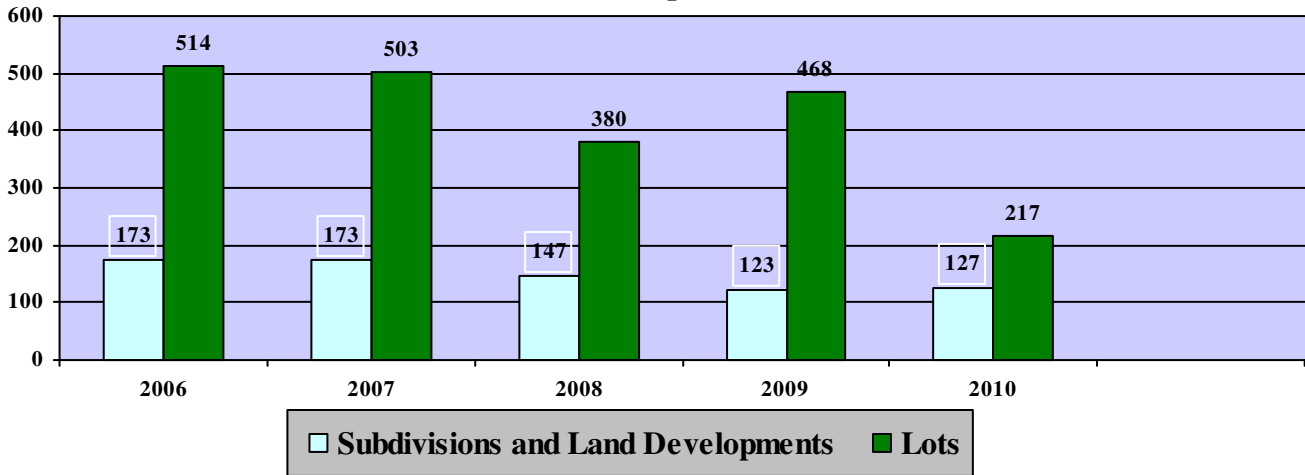




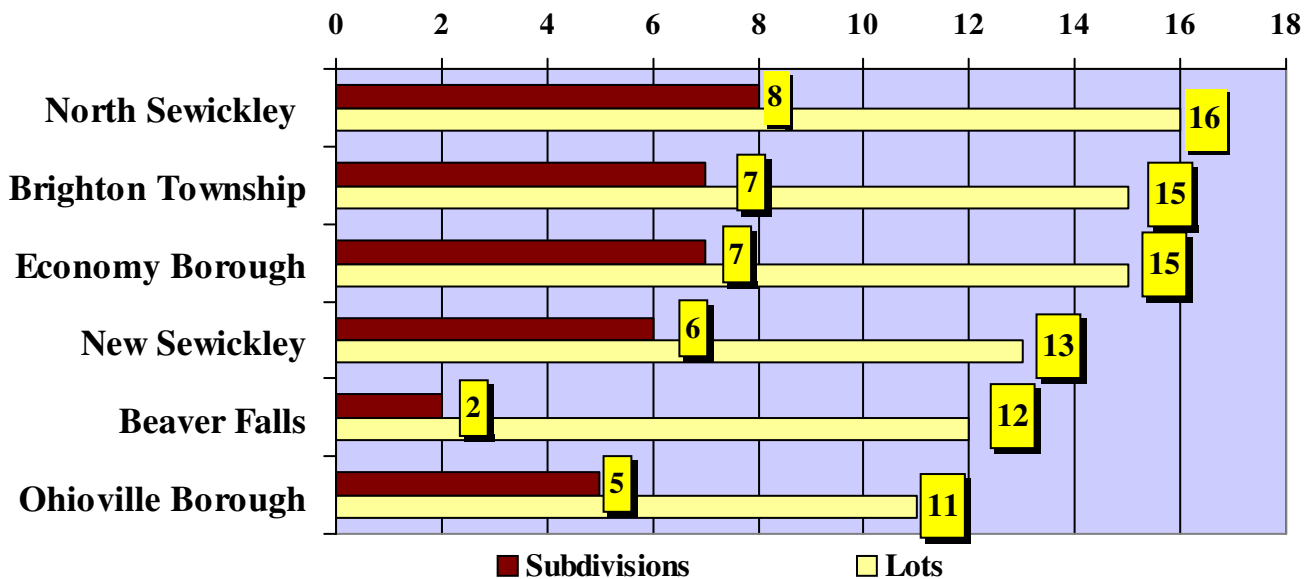
## Summary

The Beaver County Planning Commission reviewed 127 subdivision and land development submittals during 2010. Of the submittals, 52 were minor subdivisions (two or less lots, lot line adjustments); 53 major subdivisions (3+ lots); and 22 land developments (multi-family or non-residential). Lots created or proposed for development numbered 217. A total of 2,798.79 acres were affected.

### 5-Year Comparison



The municipality with the most lots was North Sewickley Township 16 lots. Brighton Township and Economy Borough were second with 15 lots. New Sewickley Township was third with 13 lots. City of Beaver Falls was fourth with 12 lots. Ohioville Borough was fifth with 11 lots.

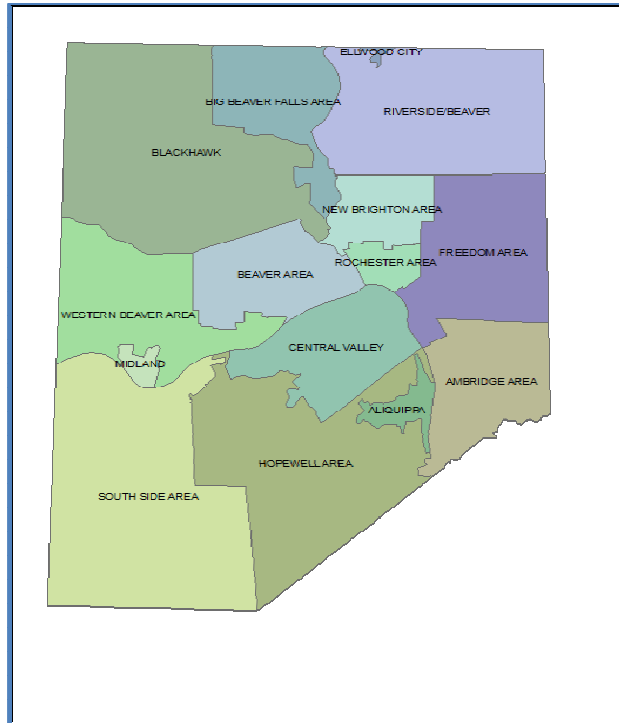




# Subdivisions and Land Developments

## Beaver County School Districts

School District	Lots	Acres
Aliquippa	6	61
Ambridge Area	24	333.2982
Beaver Area	22	84
Big Beaver Falls Area	17	129.165
Blackhawk Area	23	296.1396
Central Valley Area	18	325.4518
Ellwood City (BC)	0	0
Freedom Area	15	88.273
Hopewell Area	17	380
Midland	3	2
New Brighton Area	12	44.284
Riverside Beaver Co.	26	483
Rochester Area	8	63
South Side Area	15	274.0153
Western Beaver Area	11	235
<b>Total</b>	<b>217</b>	<b>2,799</b>



Central Valley 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

### Aliquippa City

Cronimet Corp LD

### Ambridge Borough

North Ambridge Retail Center LD

### Beaver Falls City

Heritage Valley Health Center LD

### Big Beaver Borough

Valley Waste Maintenance Building LD

Lindy Asphalt Plant (Beaver Complex) LD

### Center Township

Gateway Rehabilitation Center—Proposed Youth Center

Center Quick Lube LD

Duquesne Light—Truck Shed LD

Penn State Beaver Wellness Center LD

Duquesne Light Raccoon Truck Shed Project LD

### Economy Borough

WAL-MART Super Center # 4643-00 LD

### Harmony Township

H-V Mill Roll Services Inc. LD

O'Neal Steel Inc. Modular Office Building LD

MSI Hospitality Solutions LD

TMK Ipsco Steel Corp. Proposed Scale Storage Building LD

### Midland Borough

Final Development Plans for PA Cyber Charter School—New Midland Avenue Office Building LD

Lincoln Park Performing Arts Center LD

### Ohioville Boro

AT&T Proposed Tower LD

### Potter Township

Pocket Nurse Site Plan LD

### South Beaver Township

Verizon Wireless Darlington Cell Site LD

South Beaver Twp Volunteer Fire Dept. LD

AT&T Darlington PA412V-A Communications Tower LD

Subdivisions and Land Developments by Municipality for 2010

<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	4	6	61	1	22.69	0.26
Ambridge Borough	1	4	13.9	1	2.65	2.65
Baden Borough	0	0	0	0	0	0
Beaver Borough	0	0	0	0	0	0
City of Beaver Falls	2	12	61.06	1	0.534	0.534
Big Beaver Borough	3	5	68.105	2	23.253	0.99
Bridgewater Borough	2	5	18.881	0	0	0
Brighton Township	7	15	63.6732	0	0	0
Center Township	3	9	23.0406	5	205.15	0.81
Chippewa Township	5	9	81.2597	0	0	0
Conway Borough	1	2	0.34	0	0	0
Darlington Borough	0	0	0	0	0	0
Darlington Township	2	4	21.487	0	0	0
Daugherty Township	2	4	20.556	0	0	0
East Rochester Borough	0	0	0	0	0	0
Eastvale Borough	0	0	0	0	0	0
Economy Borough	7	15	311.8702	1	229.48	3.58
Ellwood City Borough	0	0	0	0	0	0
Fallston Borough	0	0	0	0	0	0
Frankfort Springs Borough	0	0	0	0	0	0
Franklin Township	4	8	28.567	0	0	0
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	5	9	224.5755	0	0	0
Hanover Township	3	6	49.4398	0	0	0
Harmony Township	3	5	8.238	4	67.869	5.84
Homewood Borough	0	0	0	0	0	0
Hookstown Borough	0	0	0	0	0	0
Hopewell Township	5	7	24.1759	0	0	0

**Subdivisions and Land Developments**

<i>Municipality</i>	<i>Subdivisions</i>	<i>Lots</i>	<i>Acres</i>	<i>Land Developments</i>	<i>Existing Acres</i>	<i>Developed Acres</i>
Independence Township	4	8	293.1322	0	0	0
Industry Borough	0	0	0	0	0	0
Koppel Borough	0	0	0	0	0	0
Marion Township	1	2	21.033	0	0	0
Midland Borough	3	3	1.9377	2	1.603	1.603
Monaca Borough	3	5	3.0162	0	0	0
New Brighton Borough	1	3	0.73	0	0	0
New Galilee Borough	0	0	0	0	0	0
New Sewickley Township	6	13	87.933	0	0	0
North Sewickley Township	8	16	432.977	0	0	0
Ohioville Borough	5	11	235.428	1	0.23	0.07
Patterson Heights Borough	0	0	0	0	0	0
Patterson Township	2	3	4.7876	0	0	0
Potter Township	1	4	299.395	1	18.18	18.18
Pulaski Township	3	5	22.998	0	0	0
Raccoon Township	1	2	62.5506	0	0	0
Rochester Borough	0	0	0	0	0	0
Rochester Township	3	8	62.7	0	0	0
Shippingport Borough	0	0	0	0	0	0
South Beaver Township	4	7	188.605	3	10	0.09
South Heights Borough	0	0	0	0	0	0
Vanport Township	1	2	1.397	0	0	0
West Mayfield Borough	0	0	0	0	0	0
White Township	0	0	0	0	0	0
<b>Total</b>	<b>105</b>	<b>217</b>	<b>2799</b>	<b>22</b>	<b>581.64</b>	<b>34.607</b>

Subdivisions and Land Developments = 127 Total Submittals

Subdivision Acreage and Land Development Acreage = 3,199.8447 Total Acres

**Building Permits**

<b>Municipality</b>	<b>Single Family</b>	<b>Commercial/ Industrial</b>	<b>Improvements</b>	<b>Demolition</b>	<b>Total Permits</b>	<b>Value \$</b>
City of Aliquippa	0	4	9	5	18	\$924,564
City of Beaver Falls	0	3	4	5	12	\$85,900
Ambridge Borough	NONE	RECEIVED				
Baden Borough	0	0	35	1	36	\$254,083
Beaver Borough	0	1	50	4	55	\$610,246
Big Beaver Borough	3	4	17	2	27	\$898,072
Bridgewater Borough	1	1	1	5	8	\$95,414
Conway Borough	2	1	31	1	35	\$657,547
Darlington Borough	NONE	RECEIVED				
East Rochester Borough	NONE	RECEIVED				
Eastvale Borough	NONE	RECEIVED				
Economy Borough	18	3	158	2	178	\$5,232,604
Ellwood City Borough	0	0	3	0	3	\$23,500
Fallston Borough	0	0	1	0	1	\$8,412
Frankfort Springs Borough	NONE	RECEIVED				
Freedom Borough	1	0	4	0	5	\$133,417
Georgetown Borough	NONE	RECEIVED				
Glasgow Borough	NONE	RECEIVED				
Homewood Borough	NONE	RECEIVED				
Hookstown Borough	NONE	RECEIVED				
Industry Borough	0	1	15	0	16	\$91,274
Koppel Borough	0	0	9	0	9	\$45,579
Midland Borough	0	8	11	23	42	\$5,618,081
Monaca Borough	4	10	11	6	31	\$2,866,802
New Brighton	2	7	10	12	31	\$989,799
New Galilee Borough	NONE	RECEIVED				
Ohioville Borough	7	3	51	0	61	\$2,002,602
Patterson Heights Borough	NONE	RECEIVED				
Rochester Borough	NONE	RECEIVED				
Shippingport Borough	0	0	1	1	2	\$20,200

**Building Permits**

<b>Municipality</b>	<b>Single Family</b>	<b>Commercial/Industrial</b>	<b>Improvements</b>	<b>Demolition</b>	<b>Total Permits</b>	<b>Value \$</b>
South Heights Borough	NONE	RECEIVED				
West Mayfield Borough	0	0	2	0	2	\$13,000
Brighton Township	16	7	60	1	84	\$7,966,646
Center Township	7	4	65	0	76	2,528,923
Chippewa Township	39	7	45	3	87	\$8,651,003
Darlington Township	7	0	13	1	21	\$1,293,350
Daugherty Township	3	0	34	2	39	\$1,028,282
Franklin Township	10	6	22	0	38	\$3,791,915
Greene Township	8	4	19	1	32	\$2,427,884
Hanover Township	6	0	0	0	6	\$1,041,000
Harmony Township	1	0	10	1	12	\$320,000
Hopewell Township	9	2	8	1	20	\$1,719,662
Independence Township	0	0	5	0	5	\$99,835
Marion Township	1	0	12	1	14	-
New Sewickley Township	52	6	54	3	115	\$7,217,882
North Sewickley Township	NONE	RECEIVED				
Patterson Township	0	0	12	0	12	\$80,169
Potter Township	3	2	2	1	8	\$23,054,100
Pulaski Township	0	1	14	3	18	\$87,400
Raccoon Township	4	1	19	1	25	\$786,934
Rochester Township	0	1	23	1	25	\$253,193
South Beaver Township	4	2	17	0	23	\$988,118
Vanport Township	0	5	8	0	13	\$10,628,800
White Township	0	1	20	2	23	\$275,050
<b>TOTALS</b>	<b>208</b>	<b>95</b>	<b>885</b>	<b>89</b>	<b>1,268</b>	<b>\$94,811,242</b>

**TOP 5's**

<b><u>SINGLE FAMILY</u></b>	
New Sewickley	52
Chippewa Twp	39
Economy Boro	18
Brighton Twp	16
Franklin Twp	10

<b><u>COMMERCIAL/IND.</u></b>	
Monaca Boro	10
Midland Boro	8
New Brighton	7
Brighton Twp	7
Chippewa Twp	7

<b><u>TOTAL PERMITS</u></b>	
Economy Boro	178
New Sewickley	115
Chippewa Twp	87
Brighton Twp	84
Center Twp	76

<b><u>VALUE</u></b>	
Potter Twp	\$23,054,100
Vanport Boro	\$10,628,800
Chippewa Twp	\$8,651,003
Brighton Twp	\$7,996,646
New Sewickley	\$7,217,882

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 12 requests for review of zoning amendments and 1 new zoning ordinance. 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>
Monaca Boro	Feb	Proposed Amendments to Zoning Ordinance and Zoning Map (various amendments).
Beaver Boro	Feb-Mar	Proposed Revision of Zoning Ordinance of Beaver Boro.
Hopewell Twp	April	Proposed amendment to allow moving signs as permitted uses in the C-1 Commercial Highway District, and further restricting the size and hours of operation of moving signs in both the C-1 and C-1 Districts.
Beaver Boro	April	Proposed amendment to chapter 195 revising definition for dog kennel, adding definitions for construction and material storage sites, revising terms for dog kennel as an accessory use in the Rural Residential Dist, & revising the requirement for temporary uses.
Hanover Twp	May	Proposed New Zoning Ordinance and Map
Beaver Falls	June	Proposed amendment( 401.14) to allow Higher Education Uses as conditional use within the R-1 Residential & C-1 Commercial Pedestrian districts.
Monaca Boro	July	Re-submittal
Brighton Twp	August	3 Proposed Amendments. 1) revises the permitting requirements for sexually-oriented businesses, 2) revise definition for dog kennel & etc. 3) revises the definition of communications antenna, etc.
Patterson Twp	August	Proposed Amendment to Chapter 190, Article X (C-1 Local Commercial District)
New Brighton Boro	September	Proposed Amendments # 1206, 1207, & 1208
Chippewa Twp	October	Proposed Oil & Gas Development Ordinance # 238
New Sew Twp	November	Proposed Landowners Curative Amendment
Patterson Twp	November	Proposes to add auto-related sales as a conditional use in the C1 Local Commercial District.

## Subdivision and Land Development Ordinances

The Beaver County Planning Commission received 2 requests to review a Subdivision and Land Development Ordinance. 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>
Hanover Twp	Jan	New: Subdivision and Land Development Ordinance; Public & Private Improvements Code and Standard Details; and Stormwater Management Ordinance.
Rochester Twp	Jan & Apr	Subdivision and Land Development Ordinance—Revisions and Amendments.

## Codification of Ordinances

The Beaver County Planning Commission did not receive or review any Codification of Ordinances in 2010.



**PENNVEST**

The *Pennsylvania Infrastructure Investment Authority* (PENNVEST) was established in 1988 as a revolving fund to improve the state’s deteriorating infrastructure. This fund is available to help communities finance sewage and water system projects and is usually awarded in the form of low-interest loans.

During 2010, the Beaver County Planning Commission reviewed and commented on one (1) application.

<u>Applicant</u>	<u>Project Description</u>	<u>Location</u>
Mun. Auth. of Edgeworth Boro	Water System Improvements (water storage tank replacements, water line replacements, pumping station modifications & improvements to Supervisory Control and Data Acquisition (SCADA) system to facilitate the automated operation of its water supply system.	Ambridge Boro (Ambridge Pumping Station)

**Community Development Program of BC—FY 2009 CDBG program (34th Year) - June—2010 Comments were issued for the following:**

- Ambridge Municipal Authority Vactor Truck Station
- Fallston Beaver Street Storm Sewer
- Midland Borough Combined Sewers
- Midland Municipal Authority Water Filter Upgrade
- Potter Township Act 537 Sewage Facilities Plan
- East Rochester Atlas, Pine Streets Sewer Separation (added by Consolidated Plan amendment)

**Water Allocation Application**

During 2010, the Beaver County Planning Commission commented on 1 Water Allocation Application from the Ohioville Borough Municipal Authority to allow purchase of up to 250,000 gpd on average from Brighton Township Municipal Authority.



### [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 2010, the BCPC reviewed six (6) Act 537 Sewage Facilities Plan Revisions listed below.

<u><i>Municipality</i></u>	<u><i>Applicant</i></u>	<u><i>Descriptions (Revision to...)</i></u>
Independence Twp	Bevan Property	Install a 400 gpd SFTF at 365 Cottage Rd. The 2.5 acre lot will contain a new 3 bedroom single-family dwelling.
Hopewell Twp	Kondaur Capital SFTF	Repair of malfunctioning SFTF for a single family residence on a 0.61 acre lot. Projected flow is 400 GPD.
Ohioville Boro	Hendrickson Pl	Install on-lot conventional sand mound system for a single-family residence on 12.38 acre lot (cap. 400 gpd).
Darlington Twp	Saymanski Pl	Install an elevated sand mound system for a single-family residence on a 174 +/- acre lot. The system capacity will be 400 gallons per day or an equivalent of 1 EDU.
Darlington Twp	Lammert Pl	Install an elevated sand mound system for a single-family residence on a 2.45 acre lot. 400 gpd or 1 EDU.
North Sewickley Twp	No. Sew Sew Auth NSTS Ph II	NSTS to construct 3 sanitary sewer extensions on Harpers Ferry Rd., Glendale Rd., & Wisers Grove Rd.
South Beaver Twp	DeRose Plan	Install an individual on-lot septic system on the residual trace of a proposed 2-lot residential subdivision.
Ohioville Boro	Aukscunas Pl #16	Install an on-lot conventional sand mound system for a single-family residence on a 12.387 acre lot. 400 GPD or 1 EDU.

SFTF—Small Flow Treatment Facility

EDU's—Equivalent Dwelling Units

sf—square foot/feet

STP—Sewage Treatment Plant

gpd—gallons per day

### [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 of 250 acres and meeting minimum acreage size. An ASA provides the landowner with additional protection from changes in surrounding land uses that could restrict his ability to farm successfully, such as complaints from adjacent residential subdivisions, condemnation by government and/or public utilities and assessments for new sewer and water lines running by his property. It does not restrict the farmer's ability to sell his land for development. A municipality must submit the proposals to the County Planning Commission for review and comment prior to creating an Agricultural Security Area, the state-mandated, Seven-Year Review of its ASA, and any proposed additions/deletions between and during the mandated seven-year reviews.

In 2010, one (1) Agricultural Security Area was submitted for review. (Hanover Township)



The Picture below shows farms that are in the ASA program



**News for Immediate Release****Dec. 9, 2010****PA's Nation-Leading Farmland Preservation Program Saves Additional 1,916 Acres for Future Agricultural Production**

**Harrisburg** – Another 1,916 acres of prime farmland on 23 farms are now protected from development and will forever remain in agricultural use, Agriculture Secretary Russell C. Redding said today in announcing the latest action by Pennsylvania's nation-leading farmland preservation program.

"Preserving farmland is critical to our ability to feed our citizens and transition our farms to future generations," said Redding. "Pennsylvania's leadership in farmland preservation simply would not be possible without the dedicated farmers who have made the enduring decision to preserve their land in perpetuity. Thanks to them, we have been able to safeguard nearly 450,000 acres and secure our ability to produce the food, fiber and fuel that sustains Pennsylvania."

The newly preserved farms are in Adams, Berks, Butler, Chester, Franklin, Lancaster, Lehigh, Northampton, Perry and Wayne counties.

Since 2003, Governor Edward G. Rendell's administration has worked to make Pennsylvania the national leader in farmland preservation, achieving eight milestones. These included the preservation of the 4,000th farm, which was celebrated in June on the Zimmerman Farm in Lebanon County, and the 400,000th acre, recognized in 2008 at the Graver Farm in Northampton County.

Pennsylvania leads the nation in the number of farms and acres preserved. In the program's 22-year history, 4,096 farms and 444,647 acres have been preserved, approximately half of which were safeguarded during the Rendell administration.

Recognizing the need for resources and succession-planning tools for owners of preserved farms, Governor Rendell created the Center for Farm Transitions in 2004 to support transferring ownership of a farm from one generation to the next and business planning. The center hosts workshops for owners of preserved farms and resources are available online at [www.iplantofarm.com](http://www.iplantofarm.com).

Since 1988, state, county, township and federal partners have invested more than \$1 billion in farmland preservation funds. Governor Rendell championed Growing Greener II in 2005, which provided \$80 million to accelerate the rate of preservation and preserve an additional 33,713 acres. In total, the state has invested \$337 million in farmland preservation since 2003.



**PA DEPARTMENT OF AGRICULTURE**  
**Summary of Agricultural Conservation Easements by County - 12/9/2010**

<u>County</u>	<u>Farms</u>	<u>Acres</u>	<u>Purchase Price</u>	<u>Average Price Per Acre</u>
Adams	137	18,979	33,153,561	1,747
Allegheny	19	2,100	13,575,410	6,465
Armstrong	3	261	514,510	1,975
Beaver	19	2,008	4,846,675	2,414
Bedford	13	2,713	1,621,067	597
Berks	623	63,447	132,508,207	2,088
Blair	39	5,726	5,228,132	913
Bradford	10	2,530	1,980,049	783
Bucks	122	10,853	97,001,752	8,937
Butler	38	4,334	13,356,842	3,082
Cambria	9	1,694	1,857,196	1,096
Carbon	17	1,323	2,981,763	2,254
Centre	37	6,029	12,167,690	2,018
Chester	237	21,497	121,104,567	5,633
Clinton	20	1,945	1,917,224	986
Columbia	31	3,258	3,170,653	973
Crawford	3	759	759,233	1,000
Cumberland	116	14,220	36,016,915	2,533
Dauphin	132	13,011	18,011,521	1,384
Delaware	2	198	2,678,360	13,527
Erie	51	6,492	11,570,435	1,782
Fayette	16	1,720	1,830,977	1,065
Franklin	115	15,383	28,680,750	1,864
Fulton	3	189	512,362	2,717
Greene	1	108	108,323	1,000
Huntingdon	5	591	836,329	1,415
Indiana	7	715	1,230,140	1,721



**PA DEPARTMENT OF AGRICULTURE**  
**Summary of Agricultural Conservation Easements by County - 10/6/10**

<u>County</u>	<u>Farms</u>	<u>Acres</u>	<u>Purchase Price</u>	<u>Average Price Per Acre</u>
Juniata	12	1,479	1,384,282	936
Lackawanna	44	3,955	6,652,787	1,682
Lancaster	660	57,375	143,475,001	2,501
Lawrence	21	2,142	2,244,435	1,048
Lebanon	132	15,690	25,479,491	1,624
Lehigh	240	20,018	61,424,009	3,068
Luzerne	22	2,252	5,916,360	2,627
Lycoming	60	7,868	7,280,236	925
Mercer	43	7,141	5,818,560	815
Mifflin	18	2,020	2,168,245	1,073
Monroe	93	6,499	18,227,032	2,805
Montgomery	127	8,120	92,946,398	11,447
Montour	12	921	781,056	848
Northampton	105	11,313	48,106,276	4,252
Northumberland	16	1,917	2,213,561	1,155
Perry	43	7,125	5,159,760	724
Pike	1	98	295,200	3,000
Potter	6	985	670,105	680
Schuylkill	92	9,887	10,577,164	1,070
Snyder	21	2,320	2,927,628	1,262
Somerset	7	898	1,919,706	2,138
Sullivan	5	482	486,680	1,010
Susquehanna	27	5,712	4,501,392	788
Tioga	11	1,574	1,370,884	871
Union	65	6,671	7,988,930	1,198
Warren	2	310	294,652	951
Washington	25	4,019	6,966,727	1,733
Wayne	38	4,962	5,734,334	1,156
Westmoreland	74	10,099	20,742,379	2,054
Wyoming	9	1,388	1,405,682	1,013
York	240	37,327	63,601,421	1,704
<b>Grand Total</b>	<b>4,096</b>	<b>444,647</b>	<b>1,107,984,202</b>	<b>2,492</b>

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

During 2010, 27 projects were submitted to the Planning Commission for endorsement/consistency review.

<u>Applicant</u>	<u>Funding/Approval</u>	<u>Project Name/Description</u>	<u>Location</u>
BC CED	ARC	Bridgewater Connector (to construct a sidewalk, overlooks, lighting, landscaping & crosswalks along the east side of Riverside Drive)	Bridgewater Boro
Edgeworth Mun Auth	PennVEST	Water System Improvements Project -includes Ambridge Pumping Station	Ambridge Boro
Beaver County		Replacement of Existing Lighting in County Owned Facilities	Various Areas
Beaver Boro	DCED BIOS	Redevelopment of Beaver Passenger Train Station	Beaver Boro
B C Transit Auth	PA DEP	Rochester Roundabout—Replace a five-legged intersection with a roundabout intersection. (Intersection of Adams St., Rhode Island Ave & Brighton Ave)	Rochester Boro
White Twp	DCNR	White Twp Community Park Initiative—Phase One Playground and Greening	White Twp
Ellwood City Boro	DCNR	Stiefel Park/Wayne Township Conversion	Ellwood/Wayne Twp
Brighton Twp	DCNR C2P2	Hardy Field Renovation Project	Brighton Twp
Ohioville Boro	DCNR C2P2	Ohioville Borough Community Park Improvements Project	Ohioville Boro
Economy Boro MA	H2O	Pump Station Improvement Project	Economy Area
Golden Peak Dev.	PA DEP	Woodridge Villas	Center Twp
Rochester Boro Sewer & Maintenance Auth	H2O Grant	2011 Sewer Improvements Project	Rochester Boro
Chippewa U Meth Church		Recreational Facility PCSWM Plan	Chippewa Twp
Creswell Hghts J A	H2O Grant	System Water Meter Replacements	South Heights
PA Pine and Palm St, LLC		Shenango Woods Phases II and III	Chippewa Twp
Norfolk Southern Railroad		Conway Yard Containment Liner Upgrade	Conway Boro
Baden Boro Mun Auth	H2O Grant	Plant & Sewer System Upgrade and Rehabilitation Project	Baden Area
Gateway Rehab		Gateway Rehabilitation Youth Center	Center Twp
Lindy Paving		Proposed New Facility— County Land Use Letter Request	Big Beaver Boro
Hopewell Twp	H2O Grant	Raccoon Creek Water Pollution Control Facility Aeration System Upgrade	Hopewell Twp
Allegheny Co. Airport Auth		Allegheny County Airport Auth. Butler Property Stream Restoration	Independence Twp
Beaver Falls	LUPTAP	Update Comprehensive Plan and Zoning Ordinance	Beaver Falls
Cornerstone Christian Fellowship Church		Cornerstone Christian Fellowship Church Building	Hopewell Twp
Blackhawk School District		Site Improvements at Middle School	Chippewa Twp
Blackhawk School District		Site Improvements at High School	Chippewa Twp
Blackhawk School District		Site Improvements at Intermediate School	Chippewa Twp
PA Resources Council		On Farm Composting Supply Chain Development Program	Darlington Twp

DCNR—Department of Conservation & Natural Resources

M A—Municipal Authority

J A—Joint Authority

DCED - Dept of Community & Economic Development

CED—B C Corp. for Economic Development

S&M A—Sewer & Municipal Authority

C2P2-CCPP—Community Conservation Partnership Program

ARC—Appalachian Regional Commission

RD—Rural Development

S A—Sewer Authority



**Solid Waste (Municipal, Residual, and Hazardous Waste)**

Permit applications for the operation of solid waste storage, treatment, processing and disposal facilities are subject to review by the County Planning Commission pursuant to **Section 504 of the Solid Waste Management Act of 1980, as amended**. For 2010, the Planning Commission received 10 solid waste permit applications for comment.



<i>APPLICANT</i>	<i>LOCATION</i>	<i>PROJECT DESCRIPTION</i>
Paris Flyash Site	Hanover Twp	DEP received additional info, & Minor Permit Modification to Permit # 300936.
Brunner Landfill	New Sewickley Twp	Minor Permit Modification application for a waste analysis classification plan.
Brunner Landfill	New Sewickley Twp	Technical Deficiency Letter - Brunner Landfill—ID # 101439.
FirstEnergy Generation Corp.	Greene Twp	Minor Permit Modification for Little Blue Run Disposal Facility (for a revised ditch 1 design).
Valley Waste Services, Inc.	Big Beaver, Chippewa & West Mayfield	Solid Waste Permit # 101689 & Additional Information received for this Solid Waste Permit.



*Solid Waste (Municipal, Residual, and Hazardous Waste)*

<i>APPLICANT</i>	<i>LOCATION</i>	<i>PROJECT DESCRIPTION</i>
Waste Management of PA Inc.	Ambridge Boro	Permit Renewal for their Ambridge Transfer Station.
Newell Rubbermaid Inc.	Center Twp	Closure Certification for the Palmieri Site.
Waste Management of PA Inc.	Ambridge Boro	Solid Waste Application (ID # 101565, APS # 349776) & administrative completeness review letter from DEP.
First Energy	Greene Twp	Issue of Minor Modification to Solid Waste Permit for operation of Little Blue Run Disposal Impoundment.
Waste Management of PA	Ambridge Boro	Notice of Intent to deny from PA DEP for application of Permit Renewal.



### Permit Application Notifications

The *Pennsylvania Department of Environmental Protection (Act 14, as amended)* requires that all applicants for non-mining environmental permits give written notice to each municipality in which they are located. These notices are forwarded to the County Planning Commission for review. In 2010, the Beaver County Planning Commission received and reviewed a total of 111 notifications.

<u>Type of Permit Application</u>	<u>Quantity</u>
<i>Air Quality Permits</i>	<b>16</b>
<i>Encroachment Permits</i>	<b>20</b>
<i>Mining Activity Permits</i>	<b>2</b>
<i>NPDES Permits</i>	<b>27</b>
<i>Railroad Permits</i>	<b>2</b>
<i>Solid Waste Permits (Residual/Municipal)</i>	<b>16</b>
<i>Water Quality Permits</i>	<b>7</b>
<i>Water Allocation Permits</i>	<b>1</b>
<i>Other</i>	<b>20</b>
<b>Total Permits</b>	<b>111</b>



**Project Status Reports**

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

**Beaver County and Lawrence County Shared Greenways and Environmental Planner**

The County Shared Greenways Coordinator handles the Grant administration and Environmental and Trail Planning in Beaver County. Below is a chart of 2010 grants within Beaver County, for a full project list please contact the office.

Project	Project Description	Federal Funds	State Funds	Other Funding	In-Kind	Project Status
Ohio River Trail Council (ORTC)	North Shore Grant Application	0				Grant Awarded Contract pending
ORTC	South Shore Feasibility Study					Final Document
ORTC	EPA grant Application Brownfield Redevelopment	174,000				Grant Awarded Contract pending
ORTC	NPS grant application	Technical Assistance				Grant Awarded Contract pending
Floodplain Management	Assist municipalities with ordinance updates to the new regulations					Ongoing
Stormwater Management	Act 167 Phase 1					Final Document



## **Census 2010**

Census information is available on the three websites listed below:

[www.census.gov](http://www.census.gov)

[www.pasdc.hbg.psu.edu](http://www.pasdc.hbg.psu.edu)

[www.spcregion.org](http://www.spcregion.org)

The Beaver County Planning Commission was successful in assisting the Census Bureau with help completing the 2010 Census for Beaver County. The new Census counts should be ready for the public by the spring of 2011.

## **Floodplain Maps**

The BCPC received the preliminary maps in March 2010 and are currently working with local municipalities to prepare for implementation once the new maps become effective.

The L-273 Course is a course provided by FEMA. FEMA partners with DCED, PSATs to offer the course throughout the commonwealth. The Course is a four-day course to learn about Floodplain management. The Course covers legislation in at both the federal and state levels, insurance regulations, mapping elements, flood insurance studies, resources available, funding opportunities, certificates of elevation, and general management tools. The course is open to the public. The Course traditionally has been offered in the central and eastern portions of the state. Beaver County offered to host the course as a trial run for communities in western Pennsylvania. The class traditionally has 15-20 registrants. The Beaver Course was at maximum capacity with 33 registrants. Attendees were from as far north as Erie and McKean Counties and as far east as the City of Philadelphia. Those attending requested that more floodplain management course be held in our area. Beaver County is continuing to communicate with DCED and FEMA about our desire to offer those opportunities within our boundaries.

## **E-library**

E-library is a service of the Commonwealth of Pennsylvania which provides municipal comprehensive plans, zoning ordinances, subdivision and land development ordinances and other municipal ordinances 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. E-Library receives all documents on a quarterly bases. [www.elibrary.state.pa.us](http://www.elibrary.state.pa.us)

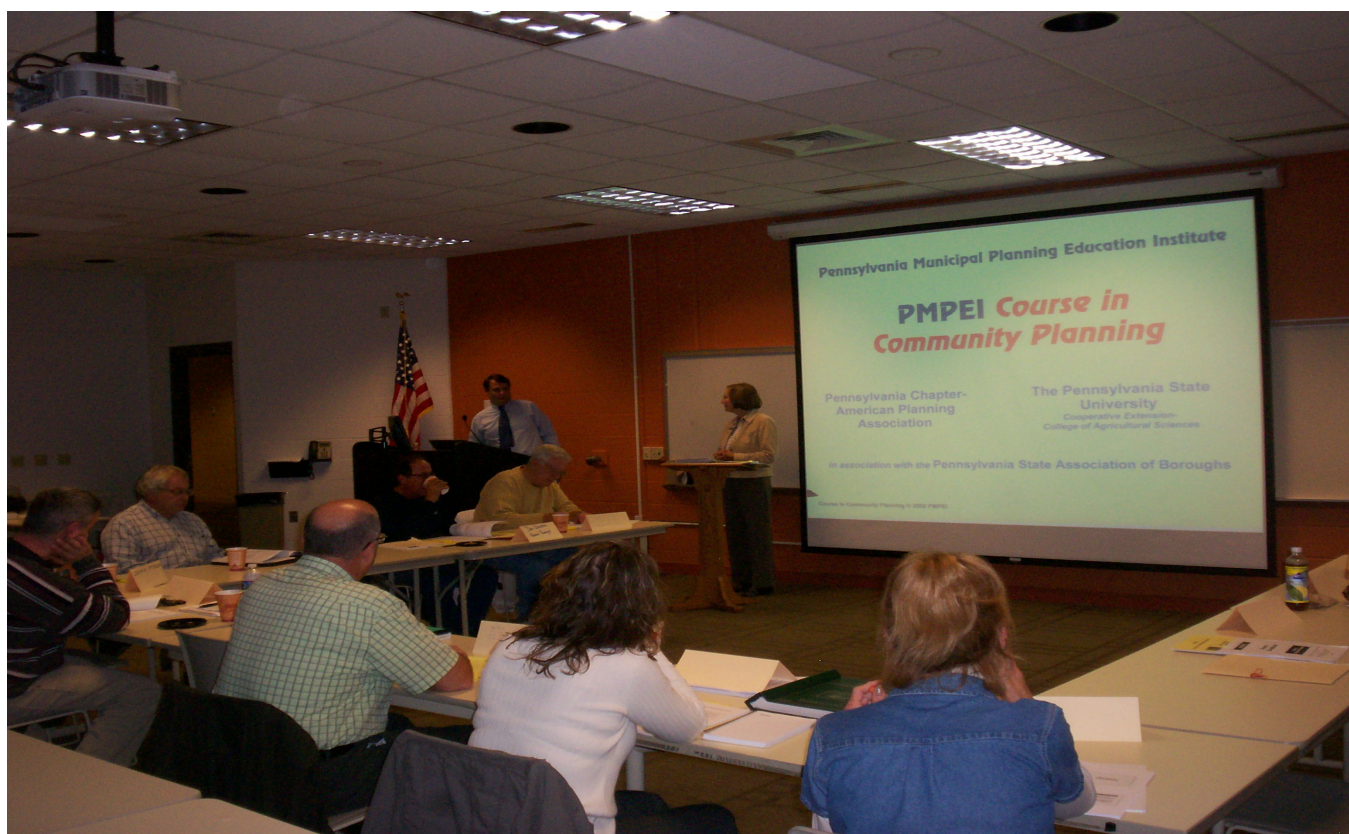
## **Transportation Planning**

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



**PMPEI Course in Community Planning  
Pennsylvania American Planning Association  
The Pennsylvania State University**

On September 16th , 23rd and 30th of 2010, the Beaver County Planning Commission hosted a workshop for Community Planning and Marcellus Shale Development. The Beaver County Board of Commissioners Funded the workshop. All Municipalities in Beaver County were invited to participate in the workshop. The BCPC plans to sponsor more workshops like this in the future.

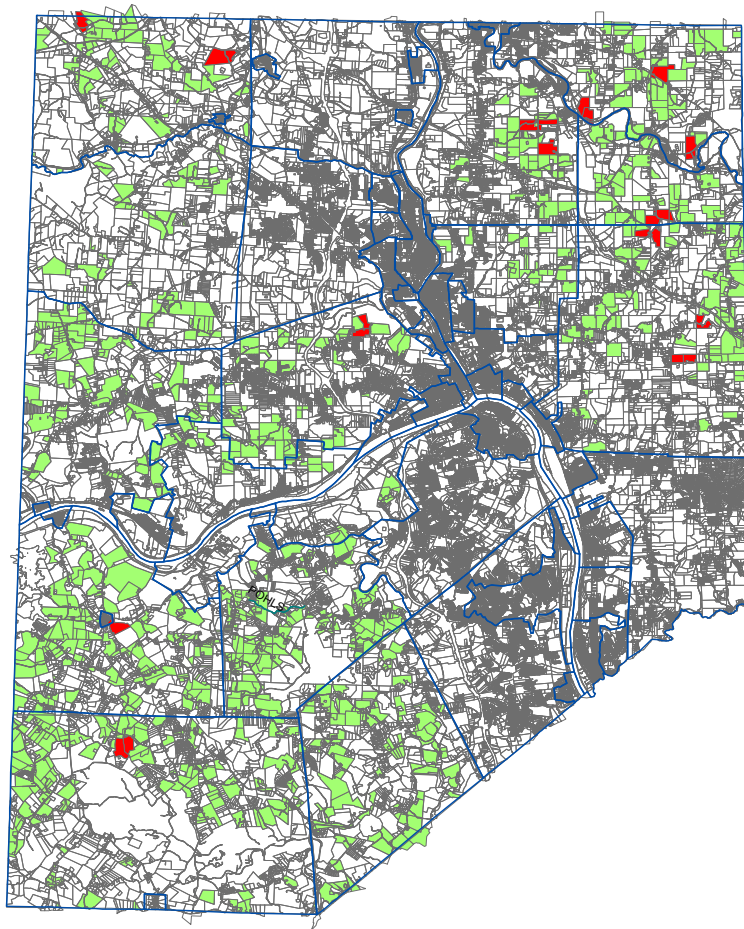


The photo shown above was taken by William Evans during the PMPEI Class

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

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

In 2010, the Beaver County Planning Commission and the Beaver County Agricultural Land Preservation Board sponsored 2 classes by bringing in Professors from Penn State University to teach employees of the Beaver County Planning Commission, Conservation District, Emergency Services, about working with new ArcGIS 10 Software.



Example: photo of an area in Beaver County ALPB Map showing a agricultural areas participating in the Farmland Preservation Program.



## 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



Heritage Valley Health Center LD



Economic Development

**Center Township**



Center Quick Lube LD



Grossi LD



Duquesne Light—Truck Shed LD



*Economic Development*

**Center Township**



Artist Rendering of the Penn State Beaver Wellness Center



## Brighton Township



Beaver Medical Center Building Addition LD



Fire Station LD





## Harmony Township



MSI Hospitality Solutions LD ( Artist Rendering example of proposed development )



## Midland Borough



Midland Early Child Care Center Land Development

## Midland Borough



Pennsylvania Cyber Charter School ( Artist rendering of proposed 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.

In 2010, all thirty mandated communities participated in the joint ad.

*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.*



*Example of a poster teaching children about stormwater issues*



*Example of storm drain stencil to educate the*

*Note: Above photos were obtained from the U.S. Environmental Protection Agency Website*

### [Countywide ACT 167 Stormwater Management Plan](#)

In 2009, Beaver County retained Kimball and Associates to complete Phase 1 of a county-wide Stormwater Management Plan. The plan is funded seventy-five percent by the Department of Environmental Protection (DEP) under the Stormwater Management ACT 167. The Phase 1 was completed in 2010, and submitted to DEP for comments. DEP has requested the document be revised to include implementation of the document even though no state funds will be available for implementation of Phase 2. The County and Kimball are currently working to complete the requested changes.



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 2010 Board Chairperson is Mark A. LaValle and Vice-Chairperson is Howard Stuber. This board meets the third Tuesday of every month at the Beaver County Courthouse in the Beaver County Planning Commission Conference Room, Beaver, PA 15009. The public meeting begins at 12:30 pm. The nine (9) Beaver County Planning Commission Board members are identified at the beginning of this report.

### *Beaver County Planning Commission staff*

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

Joseph C. West, *Department Manager of Planning*

William Evans, *Associate Planner*

Sue Jamery, *Senior Administrative Assistant*

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