



**2019**

# **Planning Commission Annual Report**

*The Beaver County Planning Commission expresses its appreciation to the Office of Planning and Redevelopment Staff and the Residents of Beaver County for their determination and participation throughout the year to make Beaver County a better place to reside and work.*



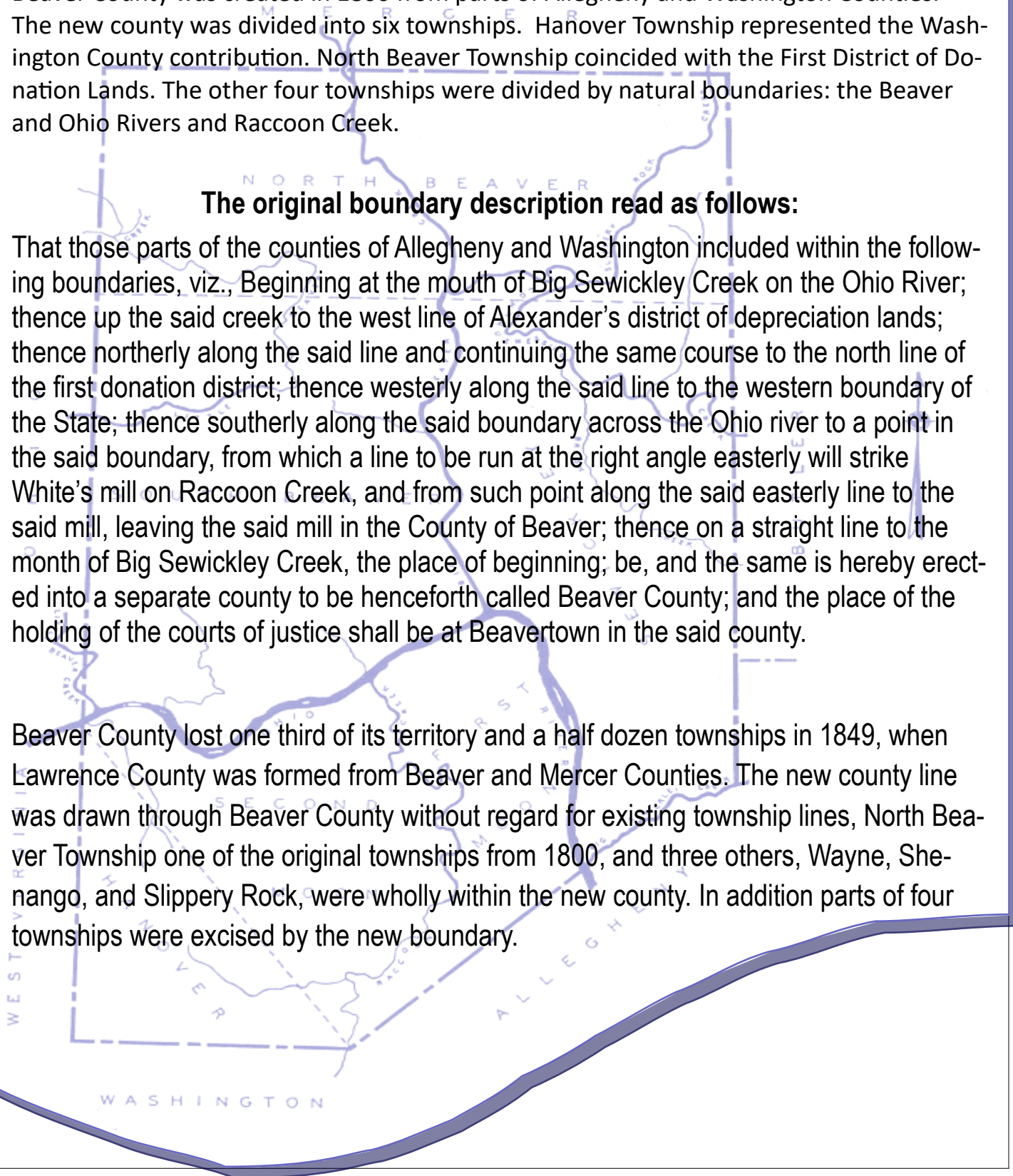
## COUNTY FORMED IN 1800

Beaver County was created in 1800 from parts of Allegheny and Washington Counties. The new county was divided into six townships. Hanover Township represented the Washington County contribution. North Beaver Township coincided with the First District of Donation Lands. The other four townships were divided by natural boundaries: the Beaver and Ohio Rivers and Raccoon Creek.

### **The original boundary description read as follows:**

That those parts of the counties of Allegheny and Washington included within the following boundaries, viz., Beginning at the mouth of Big Sewickley Creek on the Ohio River; thence up the said creek to the west line of Alexander's district of depreciation lands; thence northerly along the said line and continuing the same course to the north line of the first donation district; thence westerly along the said line to the western boundary of the State; thence southerly along the said boundary across the Ohio river to a point in the said boundary, from which a line to be run at the right angle easterly will strike White's mill on Raccoon Creek, and from such point along the said easterly line to the said mill, leaving the said mill in the County of Beaver; thence on a straight line to the mouth of Big Sewickley Creek, the place of beginning; be, and the same is hereby erected into a separate county to be henceforth called Beaver County; and the place of the holding of the courts of justice shall be at Beavertown in the said county.

Beaver County lost one third of its territory and a half dozen townships in 1849, when Lawrence County was formed from Beaver and Mercer Counties. The new county line was drawn through Beaver County without regard for existing township lines, North Beaver Township one of the original townships from 1800, and three others, Wayne, Senango, and Slippery Rock, were wholly within the new county. In addition parts of four townships were excised by the new boundary.





## Beaver County Geographic Location

The County of Beaver is located in Southwestern Pennsylvania approximately 20 miles northwest of the City of Pittsburgh and bordered by Columbiana County in the state of Ohio; Hancock County in the state of West Virginia; and the counties of Allegheny, Butler, Lawrence, and Washington in the Commonwealth of Pennsylvania. ( *The map below shows Beaver County's location in the State of Pennsylvania*)

Beaver County encompasses approximately 444 square miles (about one percent of the area of Pennsylvania,) making it one of the smaller counties in the state. Beaver County lies in the foothills of the Allegheny mountain range with gently rolling hills and valleys throughout the area and is divided by the Ohio and Beaver Rivers. It is comprised of 54 small municipalities consisting of 2 third class cities, 29 boroughs, 5 first class townships, 17 second class townships and a portion of the Borough of Ellwood City, each with its own governing body. Major roadways include Interstate 76 (the Pennsylvania Turnpike), Interstate 376, State Routes 18, 30, 51,



# *Beaver County Board of Commissioners*

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. This annual report fulfills the Beaver County Planning Commission's (BCPC) obligation as outlined in the Pennsylvania Municipalities Planning Code (PA MPC), Section 207; Conduct of Business. The report's content highlights all relevant business undertaken by the Commission and staff throughout 2019. At this time, Beaver County presents the 2019 Annual Report.



*Daniel Camp-Chairman  
2015-present*



*Sandie Egley,  
2015-2019*



*Tony Amadio,  
2008-present*



*Beaver County Planning Commission Board*

The Beaver County Planning Commission (Planning Commission) was established by the Beaver County Board of Commissioners (BOC) by resolution, dated May 19, 1945 as amended by resolution dated July 13, 1945 and is empowered to perform its duties as provided in the Pennsylvania Municipalities Planning Code (Act 247 as amended).

The Beaver County Planning Commission Board is comprised of nine (9) residents of Beaver County who volunteer their time to serve on the board. Board members are appointed by the Board of Beaver County Commissioners to serve 4-year staggered terms. The chairperson and vice chairperson are selected by the Planning Commission board members and each serves a two-year term.

This board holds a public meeting the third Tuesday of every month at the Beaver County Courthouse in the Beaver County Planning Commission Conference Room at 12:30 P.M. Members are listed below.

*Mission Statement*

The mission of the Beaver County Planning Commission (BCPC) is to enhance the quality of life in and around Beaver County by being a reliable and objective planning source and partner. The BCPC is to provide strategic, coordinated, and objective guidance and oversight to the growth, planning, and development activities of Beaver County. It is the goal of the Commission to ensure that Beaver County's future is characterized by a healthy environment, economy, and society achieved through proactive planning, citizen representation, effective communication, and the provision of professional services from the Beaver County Planning Commission.

*Our Vision*

In meeting the goals and desires of citizens and adhering to state and local requirements, there will be balanced development, job opportunities, safe buildings, maintained infrastructure, enhanced environment, and participation in the region.

*Beaver County Planning Commission Board*

Christopher Ruppen, **Chairperson**

Cindy Vannoy **Vice Chairperson**

Judith Charlton

James A. Mitch

John W. Bragg

Howard Stuber

Anthony Rosatone

Heather Hermon Kennedy

Zachery H. Economos

**Board Solicitor**

Attorney Samuel Orr III

## Statutory Authority for Planning

The responsibility for planning in Pennsylvania has been delegated to each local municipality and county. The Pennsylvania Municipalities Planning Code (MPC), Act 247 of 1968, P.L. 805, as reenacted and amended, 53 P.S. § 10101, et seq., is the legislation that conveys planning authority and sets the ground rules that a municipality must follow.

Specifically, Article II, Section 201 of the MPC provides the municipal governing body with the legal authority to establish, by ordinance, a planning agency. A governing body has several choices when it decides to create a planning agency within its municipality. It can create a planning commission, planning department or both; or, instead of a commission or department, the governing body may create a planning committee composed solely of members of the governing body. Since many municipalities opt to establish a planning commission, this publication specifically addresses the planning commission form of organization.

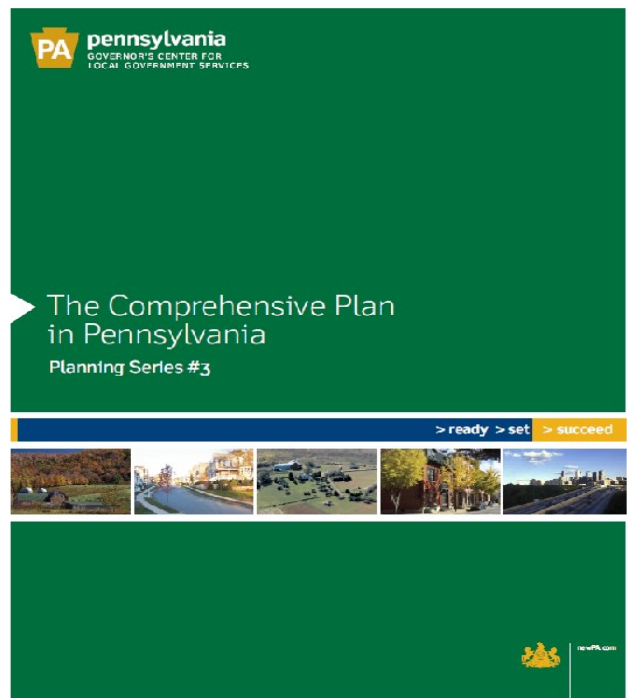
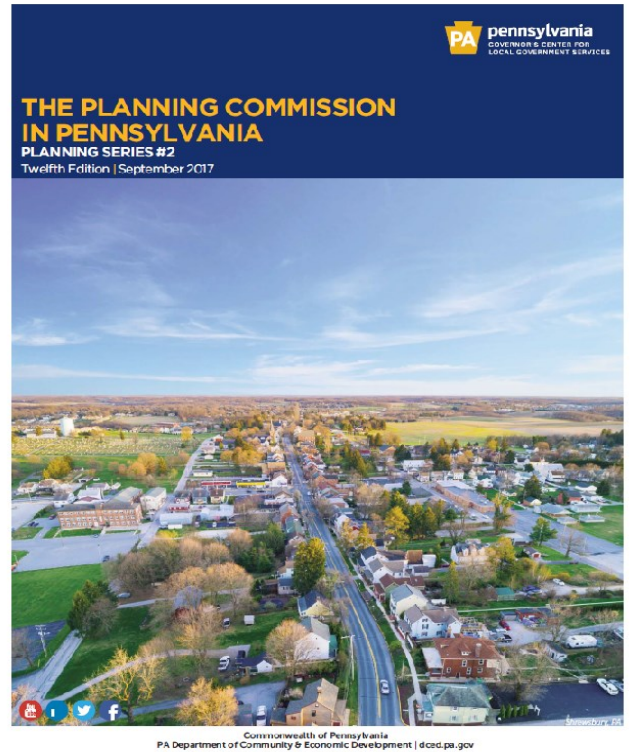
**In Pennsylvania, the Municipalities Planning Code is the uniform planning and land use enabling law for all municipalities and counties, including those under home rule, but not for the cities of Philadelphia (consolidated with Philadelphia County) and Pittsburgh.<sup>1</sup>**

The MPC requires that the planning commission be created by ordinance enacted by the governing body and requires that it be abolished in the same manner

A planning commission acts as an advisor to the governing body. Its principal role is stipulated in Section 209.1 of the MPC: A planning commission is required – at the request of the governing body – to prepare a comprehensive plan for the long-term growth, development, and well-being of the municipality. (For more information on comprehensive plans, please see Planning Series #3 The Comprehensive Plan in Pennsylvania.) Under Section 209.1 of the MPC, a planning commission is also empowered to:

- Make recommendations to the governing body concerning the adoption or amendment of an official map.
- Prepare and present to the governing body a zoning ordinance, and make recommendations to the governing body on proposed amendments to it.
- Prepare, recommend, and administer subdivision and land development and planned residential development regulations.
- Prepare and present to the governing body a building code and a housing code and make recommendations concerning proposed amendments thereto. Refer to The Planning Commission and Building Code Enforcement section below.
- Do such other acts or make studies as may be necessary to fulfill the duties and obligations imposed by the MPC.
- Prepare and present to the governing body an environmental study.

- Submit to the governing body a recommended capital improvements program.
- Prepare and present to the governing body a water survey, which shall be consistent with the State Water Plan and any applicable water resources plan adopted by a river basin commission. The water survey shall be conducted in consultation with any public water supplier in the area to be surveyed.
- Promote public interest in, and understanding of, the comprehensive plan and planning.
- Make recommendations to governmental, civic, and private agencies and individuals as to the effectiveness of the proposals of such agencies and individuals.
- Hold public hearings and meetings.
- Present testimony before any board.
- Require from other departments and agencies of the municipality such available information as relates to the work of the planning agency.
- In the performance of its functions, enter upon any land to make examination and land surveys with the consent of the owner.
- Prepare and present to the governing body a study regarding the feasibility and practicability of using renewable energy sources in specific areas within the municipality.
- Review the zoning ordinance, subdivision and land development ordinance, official map, provisions for planned residential development, and such other ordinances and regulations governing the development of land no less frequently than it reviews the comprehensive plan.



In addition to the duties and responsibilities authorized by Section 209.1 of the MPC, a governing body may by ordinance delegate approval authority to a planning commission for subdivision and land development applications. Generally, larger municipalities or counties delegate this approval authority to a planning commission or department and many such municipalities and counties are large enough to have full-time professional staff.



### *Board Message*

*On the behalf of the Beaver County Planning Commission (BCPC) Board, enclosed is the Planning Commission's 2019 Annual Report. The Planning Commission looks forward to working with the Beaver County Board of Commissioners in 2020 by providing thoughtful recommendations that help guide the growth and development of Beaver County both now and in the future.*

*A core function of the Beaver County Planning Commission is working directly with the County Office of Planning and Redevelopment by providing the review of all proposed Subdivision Plans, Land Development Plans, Ordinances, and Amendments before they are approved by the local municipality.*

*The Beaver County Planning Commission will help to seek new and revised goals and objectives for our County. As we look forward, we would encourage the BCPC to participate with and help foster extensive public outreach to determine the desires of citizens in shaping the growth and development of Beaver County.*

*Beaver County Planning Commission*





## *Beaver County Office of Planning and Redevelopment*

**Section 208. Planning Department Director.** For the administration of each planning department, the appointing authority may appoint a director of planning who shall be, in the opinion of the appointing authority, qualified for the duties of his position. Each such appointment shall be with the approval of the governing body, except where the governing body is the appointing authority. The director of planning shall be in charge of the administration of the department, and shall exercise the powers and be subject to the duties that are granted or imposed on a planning agency by this act, except that where a municipality creates both a planning commission and a planning department, the director of planning shall exercise only those powers and be subject to only those duties which are specifically conferred upon him by ordinance enacted pursuant to this article.

### *Director's Message*

Since its inception in 1945, the Beaver County Planning Commission has been tasked with assisting county residents and leaders with managing the land use that is a constant for our county. The work of the Office of Planning and Redevelopment is critical to the future of our County. I'm pleased to share this publication, highlighting our accomplishments during the past year. Now that construction of the new petro-chemical plant is underway, I see and anticipate more development in many of our communities. The Planning Commission Staff is committed to assisting property owner's municipal governments and other economic development agencies with technical assistance pertaining to land use. The primary focus of the commission and staff in 2020 is to continue the work on preparing for a new county comprehensive plan and prepare for future development opportunities.

As you can see this publication of the Annual Report signifies the progressive changes that are on the way for Beaver County. As mentioned before, the thoughtfulness and joviality of the Public, Board of Commissioners, Planning Commission Board and staff make it clear to me that the community is committed to the well-being of its residents of Beaver County.

Joseph C West  
Director of Planning



*Table of Contents*

**County and Municipal Plans and Ordinances.....11**

**Subdivisions and Land Developments.....12**

**Applications/Projects.....19**

**Agricultural .....20**

**Projects for Review and Comment .....23**

**Permit Application Notifications.....26**

**Solid Waste and (MS4).....27**

**Floodplain Management and Training.....28**

**Transportation.....29**

**Census Population by Municipality 2010 to 2018.....30**

**Geographic Information System.....32**

**Professional Planning Services to Boards and Agencies.....33**



## County Comprehensive Plan

In 2019 the Beaver County Office of Planning and Redevelopment, with the support of the Beaver County Board of Commissioners, launched a project to update the Beaver County Comprehensive Plan. The project to launch the Comprehensive plan is called the “FOCUS” project. This implementable approach is being advocated by the Pennsylvania Department of Economic Development. Beaver County will also use a new methodology by drawing input from residents, municipalities, appointed and elected officials.

## Municipal Comprehensive Plans

The Beaver County Planning Commission received no municipal comprehensive plans for review in 2019. The County has offered technical assistance to the municipalities for securing funding to update plans.

## Municipal Subdivision and Land Development Ordinances

The Beaver County Planning Commission received no requests to review proposed Subdivision and Land Development Ordinance in 2019.

## Municipal Zoning Ordinances

The Beaver County Planning Commission received no requests to review proposed Zoning

## Municipal Zoning Amendments

In 2019, the Beaver County Planning Commission received 5 requests for review of municipal zoning ordinance amendments. The following chart shows the complete list of reviews; it **does not** show those actually adopted by the municipalities.

| Municipality        | Month     | Description                                |
|---------------------|-----------|--|
| New Sewickley Twp   | March     | Ordinance # 208                            |
| Raccoon Twp         | July      | Text Amendments                            |
| South Beaver Twp    | September | Zoning Amendments and Map Amendments       |
| Economy Boro        | September | Zoning Map Amendment—Froman Property       |
| North Sewickley Twp | December  | Amended Zoning Ordinance (Various Changes) |

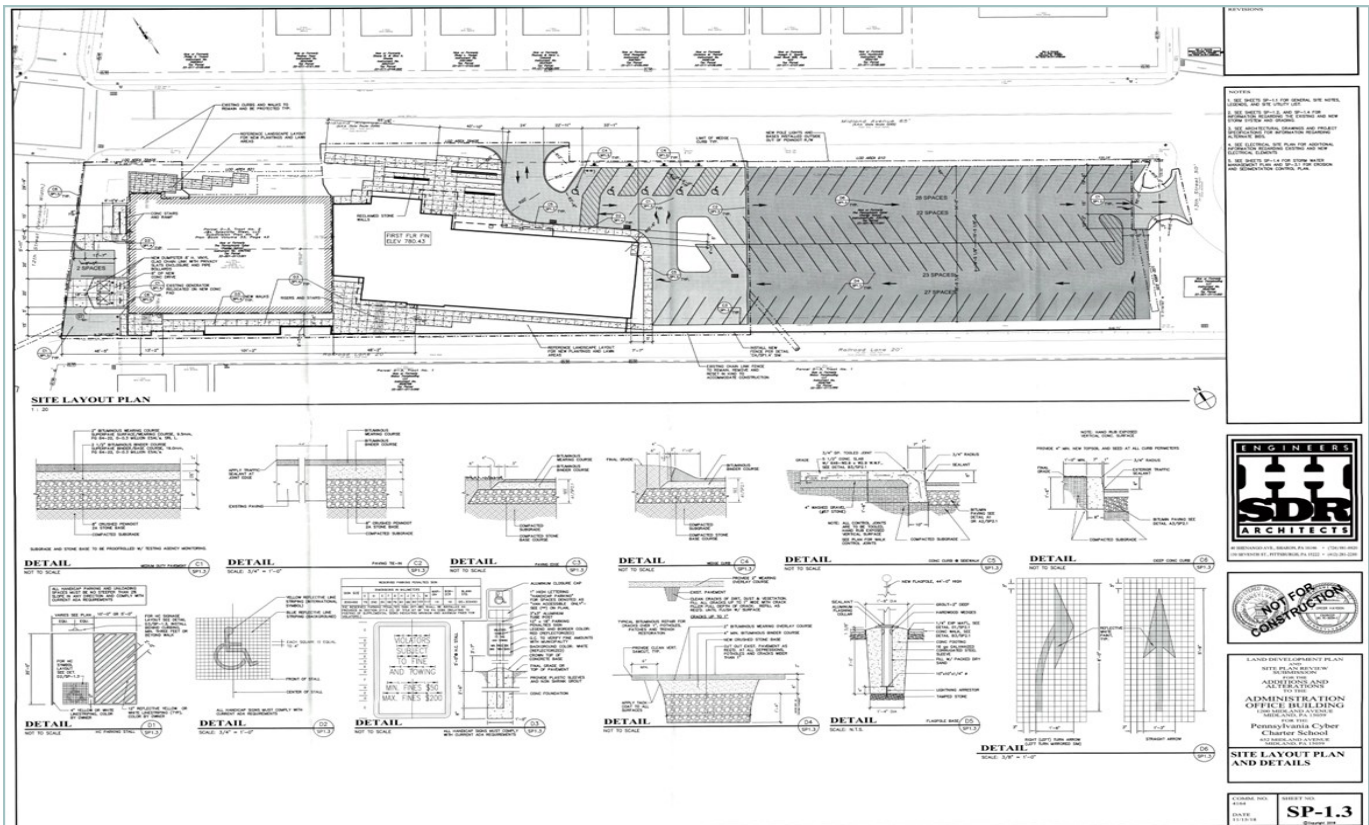


## Land Development Process

**The following definition for Land Development is found in Act 247, the Pennsylvania Municipalities Planning Code (PMPC). Please consult the PMPC and the local municipality for other requirements.**

**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).



The picture above is an example of a Land Development in Midland Borough submitted for review



## *Subdivision and Land Development Activity*

This annual report is a summary of the subdivision, land development, municipal amendments, land use environmental reviews, and, other reports and applications received by the Beaver County Planning Commission (BCPC) for review and comment as authorized by the Pennsylvania Municipalities Planning Code (Act 247 as amended). It is not intended, nor should it be interpreted, as a summary of the amount of construction activity or the number of housing units built within the county or a particular municipality during 2019. Information on construction activity can be obtained by contacting the municipality.

The information in this report provides an indication of what areas in the county might undergo development in the future. Comparisons are made with data from previous years to provide an indication of development trends in the county. A concerted effort was made to eliminate duplication of the number of residential units and the amount of nonresidential development proposed in the previous years. The number of lots and/or acreage of development were based on the most current plan submitted for review.

The number of reviews for 2019 reflects all the proposals submitted and reviewed during the year, including those that may have also been reviewed in a previous year at an earlier plan stage. Where a subdivision or land development was reviewed more than once in the current year due to different planning stages, it was counted more than once as a reviewed proposal. This allows for an accurate account of the number of reviews conducted by staff during the year.

## *Subdivision and Land Development Activity*

In accordance with Sections 502 and 704 of the Pennsylvania Municipalities Planning Code (Act 247 as amended), all applications for subdivisions, land developments, and planned residential developments reviewed by municipalities must be submitted to the county planning agency for review and comment. The following information on the next several pages describes the proposed residential and nonresidential subdivision and land development activity reviewed by the Beaver County Planning Commission in 2019.

## *Land Potentially Impacted by Proposed Development*

Subdivision and Land development activity has a significant impact on the amount of land developed in the future. **The chart on pages 19 and 20** shows the percentage of land potentially impacted by proposed development in 2019. **In addition the chart** provides a municipal breakdown of the amount of land that may be affected by the proposal Land developments that were submitted for review in 2019.



## 2019 Land Developments

| Municipality         | Name  |
|----------------------|---|
| City of Aliquippa    | BF Jones Memorial Library Parking Lot LD  |
| Ambridge Borough     | Harmony Storage Phase II LD<br>Waste Management DMG Vehicle Fuel Station LD   |
| Big Beaver Borough   | Pittsburgh International Race Complex—Admin Bldg LD   |
| City of Beaver Falls | Beaver Falls Mun Auth—11th St Pump Booster Station LD<br>Beaver County Collision LD<br>Geneva College—Arms & Young Hall Improvements LD               |
| Brighton Township    | Aspen Fields Phase V LD<br>Grand View Estates LD<br>Closer Communities Brighton—Senior Housing LD   |
| Center Township      | Dunkin Donuts LD<br>Beaver Valley Mall Outparcel Development LD<br>BCTA Parking Lot Expansion LD<br>Stefanik Industrial Park LD                       |
| Chippewa Township    | Constitution Highlands LD<br>Chippewa Trails LD<br>Bowser Chevrolet LD  |
| Economy Borough      | Economy Nanobrew LD   |
| Midland Borough      | PA Cyber Admin Bldg—Additions & Alterations LD<br>KHDC Midland MOB & Charter School LD<br>KHDC Midland MOB & Charter School Ancilliary Parking Lot LD |

*2019 Subdivisions and Land Developments by Municipality*

| <b>Municipality</b>       | <b>Subdivisions</b> | <b>Lots</b> | <b>Acres</b> | <b>Land Developments</b> | <b>Existing Acres</b> | <b>Developed Acres</b> |
|---------------------------|---------------------|-------------|--------------|--------------------------|-----------------------|------------------------|
| City of Aliquippa         | 2                   | 2           | .38          | 1                        | .12                   | .12                    |
| Ambridge Borough          | 2                   | 11          | .50          | 2                        | 16.17                 | 16.17                  |
| Baden Borough             | 0                   | 0           | 0            | 0                        | 0                     | 0                      |
| Beaver Borough            | 0                   | 0           | 0            | 0                        | 0                     | 0                      |
| City of Beaver Falls      | 4                   | 4           | 2.14         | 3                        | 4.10                  | 2.60                   |
| Big Beaver Borough        | 3                   | 13          | 204.43       | 1                        | 338.29                | 1.0                    |
| Bridgewater Borough       | 0                   | 0           | 0            | 0                        | 0                     | 0                      |
| Brighton Township         | 14                  | 156         | 415.36       | 4                        | 115.36                | 102.83                 |
| Center Township           | 15                  | 251         | 472.02       | 4                        | 57.05                 | 21.15                  |
| Chippewa Township         | 8                   | 294         | 414.23       | 2                        | 215.67                | 97.35                  |
| Conway Borough            | 1                   | 3           | .29          | 0                        | 0                     | 0                      |
| Darlington Borough        | 0                   | 2           | 21.36        | 0                        | 0                     | 0                      |
| Darlington Township       | 3                   | 4           | 73.12        | 0                        | 0                     | 0                      |
| Daugherty Township        | 1                   | 1           | .87          | 0                        | 0                     | 0                      |
| East Rochester Borough    | 0                   | 0           | 0            | 0                        | 0                     | 0                      |
| Eastvale Borough          | 0                   | 0           | 0            | 0                        | 0                     | 0                      |
| Economy Borough           | 3                   | 7           | 3.50         | 1                        | 1.41                  | 1.2                    |
| 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         | 7                   | 24          | 697.97       | 0                        | 0                     | 0                      |
| Freedom Borough           | 1                   | 2           | .22          | 0                        | 0                     | 0                      |
| Georgetown Borough        | 1                   | 2           | .44          | 0                        | 0                     | 0                      |
| Glasgow Borough           | 0                   | 0           | 0            | 0                        | 0                     | 0                      |
| Greene Township           | 0                   | 0           | 0            | 0                        | 0                     | 0                      |
| Hanover Township          | 4                   | 11          | 148.40       | 0                        | 0                     | 0                      |
| Harmony Township          | 1                   | 2           | 2.81         | 0                        | 0                     | 0                      |
| Homewood Borough          | 0                   | 0           | 0            | 0                        | 0                     | 0                      |
| Hookstown Borough         | 0                   | 0           | 0            | 0                        | 0                     | 0                      |
| Hopewell Township         | 4                   | 14          | 33.32        | 0                        | 0                     | 0                      |

**Subdivisions and Land Developments***2019 Subdivisions and Land Developments by Municipality*

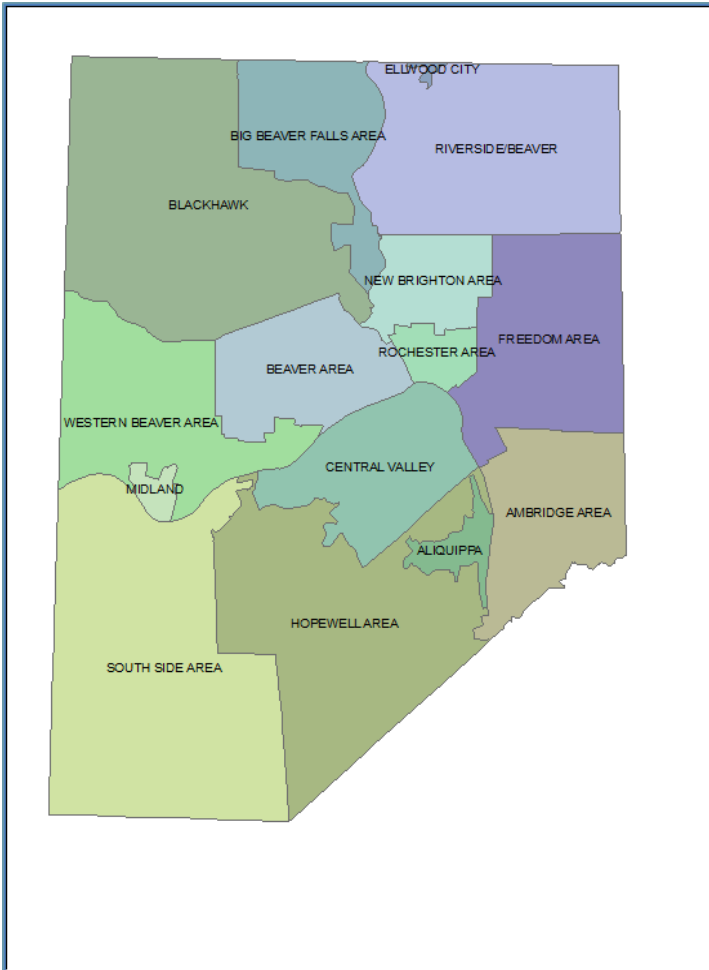
| <b>Municipality</b>       | <b>Subdivisions</b> | <b>Lots</b> | <b>Acres</b>   | <b>Land Developments</b> | <b>Existing Acres</b> | <b>Developed Acres</b> |
|---------------------------|---------------------|-------------|----------------|--------------------------|-----------------------|------------------------|
| Independence Township     | 3                   | 4           | 20.59          | 0                        | 0                     | 0                      |
| Industry Borough          | 1                   | 2           | 62.16          | 0                        | 0                     | 0                      |
| Koppel Borough            | 3                   | 3           | 1.45           | 0                        | 0                     | 0                      |
| Marion Township           | 2                   | 3           | 141.08         | 0                        | 0                     | 0                      |
| Midland Borough           | 1                   | 1           | .33            | 3                        | 6.06                  | 3.10                   |
| Monaca Borough            | 3                   | 4           | 7.09           | 0                        | 0                     | 0                      |
| New Brighton Borough      | 0                   | 0           | 0              | 0                        | 0                     | 0                      |
| New Galilee Borough       | 0                   | 0           | 0              | 0                        | 0                     | 0                      |
| New Sewickley Township    | 10                  | 19          | 201.47         | 0                        | 0                     | 0                      |
| North Sewickley Township  | 5                   | 17          | 24.76          | 0                        | 0                     | 0                      |
| Ohioville Borough         | 3                   | 16          | 116.87         | 1                        | 2.28                  | 2.28                   |
| Patterson Heights Borough | 0                   | 0           | 0              | 0                        | 0                     | 0                      |
| Patterson Township        | 0                   | 0           | 0              | 0                        | 0                     | 0                      |
| Potter Township           | 1                   | 1           | 47.58          | 0                        | 0                     | 0                      |
| Pulaski Township          | 2                   | 4           | 4.97           | 0                        | 0                     | 0                      |
| Raccoon Township          | 0                   | 0           | 0              | 0                        | 0                     | 0                      |
| Rochester Borough         | 1                   | 1           | .67            | 0                        | 0                     | 0                      |
| Rochester Township        | 0                   | 0           | 0              | 0                        | 0                     | 0                      |
| Shippingport Borough      | 0                   | 0           | 0              | 0                        | 0                     | 0                      |
| South Beaver Township     | 6                   | 13          | 577.31         | 0                        | 0                     | 0                      |
| South Heights Borough     | 0                   | 0           | 0              | 0                        | 0                     | 0                      |
| Vanport Township          | 0                   | 0           | 0              | 0                        | 0                     | 0                      |
| West Mayfield Borough     | 0                   | 0           | 0              | 0                        | 0                     | 0                      |
| White Township            | 0                   | 0           | 0              | 0                        | 0                     | 0                      |
| <b>Total</b>              | <b>115</b>          | <b>891</b>  | <b>3697.69</b> | <b>22</b>                | <b>756.57</b>         | <b>247.80</b>          |

**Total Number of Subdivisions and Land Developments = 137**

**Total Acreage of Subdivisions and Land Developments = 4,452.26**



### *2019 Subdivisions by School District*

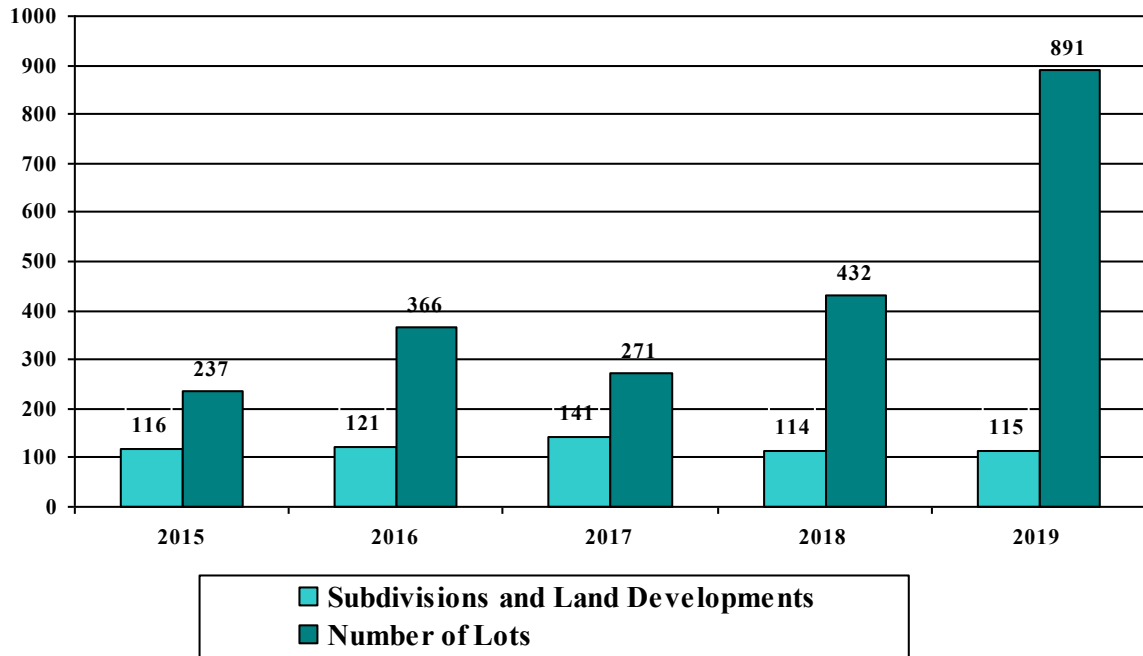


| School District       | Lots       | Acres           |
|-----------------------|------------|-----------------|
| Aliquippa             | 2          | .38             |
| Ambridge Area         | 20         | 6.81            |
| Beaver Area           | 156        | 413.36          |
| Big Beaver Falls Area | 20         | 208.02          |
| Blackhawk Area        | 313        | 1,086.02        |
| Central Valley Area   | 256        | 526.69          |
| Ellwood City (BC)     | 0          | 0               |
| Freedom Area          | 24         | 201.98          |
| Hopewell Area         | 18         | 53.91           |
| Midland               | 1          | .33             |
| New Brighton Area     | 5          | 5.84            |
| Riverside Beaver Co.  | 44         | 863.81          |
| Rochester Area        | 1          | .67             |
| South Side Area       | 13         | 148.84          |
| Western Beaver Area   | 18         | 179.03          |
| <b>Total</b>          | <b>891</b> | <b>3,695.69</b> |

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

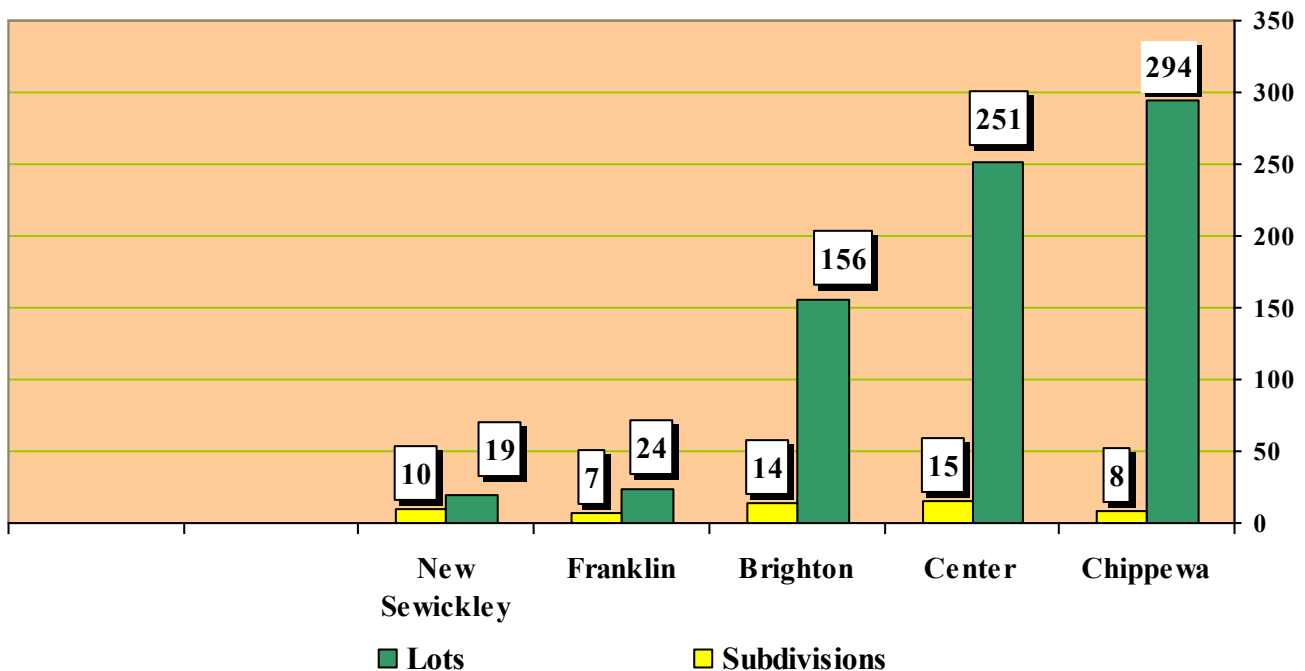


## Total Number of Subdivisions, Land Developments, and Number of Lots in 2019



In 2019, the Beaver County Planning Commission reviewed **65** (lot line adjustments), **50** were major subdivisions (3+ lots), and **22** were land developments (multi-family or non-residential). Lots created or proposed for development numbered **891**. A total of **4,454** acres were affected.

## Top 5 Municipalities for Subdivisions and Number of Lots in 2019



## PENNVEST

The ***Pennsylvania Infrastructure Investment Authority*** (PENNVEST) was established in 1988 as a revolving fund to improve the state's deteriorating infrastructure. The fund is available to help communities finance sewage and water system projects and is usually awarded in the form of low-interest loans. The Beaver County Planning Commission did not received any applications for review and comment in 2019.



## Water Allocation Application

During 2019, the Beaver County Planning Commission did not receive any Water Allocation Applications for review and comment.

## Community Development Program

CDBG Funded Projects -

Community Development of Beaver County -Midland Sanitary and Combine Sewer Improvements Midland Borough.



Act 537 Sewage Facility Plan Revisions / Plan Updates

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 2019, the Beaver County Planning Commission reviewed 7 Act 537 Sewage Facilities Plan Revisions.

Table with 3 columns: Month, Applicant, Municipality. Rows include: February (South Beaver Twp Vol. Fire Dept Plan), February (Chippewa Trails Plan), February (Shell Site 1,100 Car Parking Space Project), May (Seigal Plan #3), June (Davies Plan), July (Amy Nicely Plan), September (Sewage Grinder Pump System for 909 Chapel Rd, Monaca PA).

Agricultural Security Areas

The Agricultural Security Law (Act of June 30, 1981, P.L. 128, No. 43, as amended) allows municipalities to create Agricultural Security Areas (ASA) when petitioned by farmers committing a minimum of 250 acres and meeting minimum acreage size. An ASA provides the landowner with additional protection from changes in surrounding land uses that could restrict his ability to farm successfully, such as complaints from adjacent residential subdivisions, condemnation by government and/or public utilities and assessments for new sewer and water lines running by his property. It does not restrict the farmer's ability to sell his land for development. A municipality must submit the proposals to the County Planning Commission for review and comment prior to creating an Agricultural Security Area, the state-mandated 7-Year Review of its ASA, and any proposed additions/deletions between and during the mandated 7-year Reviews. In 2019, Agricultural Security Areas were submitted for review from Ohioville Borough for a 7year review; and Greene Township.

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

**Agricultural**

**PA DEPARTMENT OF AGRICULTURE**  
**Agricultural Conservation Easements by County**  
 as of December 2019

| <b>County</b>     | <b>Number of Farms</b> | <b>Number of Acres</b> | <b>Purchase Price</b> | <b>Average Price per Acre</b> |
|-------------------|------------------------|------------------------|-----------------------|-------------------------------|
| <b>Adams</b>      | 175                    | 22,847                 | \$41,587,734          | \$1,820                       |
| <b>Allegheny</b>  | 38                     | 3,803                  | \$21,497,856          | \$5,653                       |
| <b>Armstrong</b>  | 6                      | 539                    | \$1,023,431           | \$1,897                       |
| <b>Beaver</b>     | 29                     | 3,195                  | \$8,930,951           | \$2,796                       |
| <b>Bedford</b>    | 18                     | 3,855                  | \$2,138,334           | \$555                         |
| <b>Berks</b>      | 764                    | 74,423                 | \$159,759,788         | \$2,147                       |
| <b>Blair</b>      | 55                     | 8,133                  | \$8,584,474           | \$1,056                       |
| <b>Bradford</b>   | 18                     | 4,317                  | \$3,767,189           | \$873                         |
| <b>Bucks</b>      | 200                    | 16,516                 | \$146,388,590         | \$8,863                       |
| <b>Butler</b>     | 58                     | 6,372                  | \$20,313,071          | \$3,188                       |
| <b>Cambria</b>    | 18                     | 2,914                  | \$3,165,673           | \$1,086                       |
| <b>Carbon</b>     | 23                     | 1,721                  | \$4,277,855           | \$2,485                       |
| <b>Centre</b>     | 53                     | 8,019                  | \$18,368,784          | \$2,291                       |
| <b>Chester</b>    | 375                    | 30,943                 | \$170,302,134         | \$5,504                       |
| <b>Clinton</b>    | 28                     | 2,769                  | \$2,886,557           | \$1,042                       |
| <b>Columbia</b>   | 40                     | 4,421                  | \$4,264,242           | \$965                         |
| <b>Crawford</b>   | 6                      | 1,736                  | \$1,735,504           | \$1,000                       |
| <b>Cumberland</b> | 175                    | 19,741                 | \$53,537,837          | \$2,712                       |
| <b>Dauphin</b>    | 186                    | 17,827                 | \$24,929,871          | \$1,398                       |
| <b>Delaware</b>   | 2                      | 198                    | \$2,678,360           | \$13,527                      |
| <b>Erie</b>       | 73                     | 8,780                  | \$15,487,616          | \$1,764                       |
| <b>Fayette</b>    | 23                     | 2,524                  | \$2,899,792           | \$1,149                       |
| <b>Franklin</b>   | 138                    | 17,753                 | \$33,724,068          | \$1,900                       |
| <b>Fulton</b>     | 4                      | 239                    | \$637,362             | \$2,671                       |
| <b>Greene</b>     | 8                      | 855                    | \$999,738             | \$1,170                       |
| <b>Huntingdon</b> | 9                      | 1,068                  | <b>\$1,395,650</b>    | \$1,307                       |
| <b>Indiana</b>    | 11                     | 1,167                  | \$2,313,365           | \$1,982                       |
| <b>Juniata</b>    | 22                     | 2,827                  | \$2,064,778           | \$730                         |
| <b>Lackawanna</b> | 71                     | 5,552                  | \$10,250,785          | \$1,846                       |



**PA DEPARTMENT OF AGRICULTURE**  
**Agricultural Conservation Easements by County**  
as of December 11, 2019

| County             | Number of Farms | Number of Acres | Purchase Price         | Average Price per Acre |
|--------------------|-----------------|-----------------|------------------------|------------------------|
| Lancaster          | 879             | 73,819          | \$192,721,244          | \$2,611                |
| Lawrence           | 29              | 2,816           | \$3,080,397            | \$1,094                |
| Lebanon            | 169             | 19,167          | \$33,668,741           | \$1,757                |
| Lehigh             | 346             | 24,936          | \$85,638,159           | \$3,434                |
| Luzerne            | 31              | 3,222           | \$8,980,290            | \$2,787                |
| Lycoming           | 84              | 10,147          | \$9,943,536            | \$980                  |
| Mercer             | 62              | 9,857           | \$8,134,338            | \$825                  |
| Mifflin            | 25              | 2,738           | \$3,124,298            | \$1,141                |
| Monroe             | 118             | 7,951           | \$23,675,420           | \$2,978                |
| Montgomery         | 164             | 9,883           | \$113,617,896          | \$11,497               |
| Montour            | 14              | 1,005           | \$975,894              | \$971                  |
| Northampton        | 200             | 16,773          | \$71,579,824           | \$4,267                |
| Northumberland     | 23              | 2,573           | \$3,347,439            | \$1,301                |
| Perry              | 60              | 9,179           | \$6,624,112            | \$722                  |
| Pike               | 2               | 210             | \$584,164              | \$2,788                |
| Potter             | 8               | 1,305           | \$990,675              | \$759                  |
| Schuylkill         | 108             | 11,219          | \$13,174,336           | \$1,174                |
| Snyder             | 24              | 2,707           | \$3,506,831            | \$1,295                |
| Somerset           | 12              | 1,617           | \$2,734,070            | \$1,691                |
| Sullivan           | 9               | 733             | \$871,286              | \$1,189                |
| Susquehanna        | 35              | 6,652           | \$5,911,484            | \$889                  |
| Tioga              | 25              | 3,198           | \$3,551,937            | \$1,111                |
| Union              | 89              | 9,049           | \$12,178,015           | \$1,346                |
| Warren             | 2               | 310             | \$294,652              | \$951                  |
| Washington         | 42              | 6,651           | \$13,138,628           | \$1,975                |
| Wayne              | 49              | 6,073           | \$7,777,725            | \$1,281                |
| Westmoreland       | 106             | 13,428          | \$28,856,395           | \$2,149                |
| Wyoming            | 11              | 1,793           | \$1,977,615            | \$1,103                |
| York               | 284             | 43,029          | \$79,068,046           | \$1,838                |
| <b>Grand Total</b> | <b>5,636</b>    | <b>577,092</b>  | <b>\$1,509,638,832</b> | <b>\$2,615.94</b>      |

*Projects for Review and Comment*

In 2019 79 projects were submitted to the Planning Commission for endorsement/consistency review.

| Month    | Applicant/Project/Description  | Municipality           |
|----------|--|------------------------|
| January  | Lindy Paving—ECMS 105452 SR 0018 Rochester-Monaca Bridge Waste Area Grading                          | Brighton Twp           |
| January  | Stefanik Properties—Sanitary Line Extension & Waterline Extension Projects                           | Center & Hopewell Twps |
| January  | Festival Square at Quay Park - Beaver Boro   | Beaver Boro            |
| February | Stefanik Properties— Proposed Industrial Park Site Project   | Center & Hopewell Twps |
| February | FirstEnergy—Cranberry-Wylie Ridge 500 kV Emergency Assistance Project                                | Center Twp             |
| February | Beaver Falls Mun Auth—Public Water Supply Permit Application Project                                 | West Mayfield Boro     |
| February | BC CED—West Gate Business Pk—Land Development of Lot 6   | Big Beaver Boro        |
| February | Peoples Natural Gas Co LLC—Spaulding Ave 2” & 4” Gas Line Replacement Project                        | Aliquippa City         |
| March    | New Sew Mun Auth—Asbestos Cement Waterline Replacement Project                                       | New Sewickley Twp      |
| March    | Aliquippa Mun Water Auth—Existing Wells 26 & 27 Public Water Supply Permit Project                   | Aliquippa City         |
| March    | Castlebrook Development—Constitutional Highlands Project   | Chippewa Twp           |
| March    | BC CED—West Gate Businss Park—Commonwealth Dr Project  | Big Beaver Boro        |
| March    | ATC Group Serv, LLC—Oil Field Services Project   | Darlington Twp         |
| March    | Mycelia Development 16,000 sf Green Globes certified facility support letter                         | Beaver Falls           |
| April    | Bettters Acquisition Group—The Willows Project   | Industry Boro          |
| April    | Big Knob Grange—Big Knob Grange Fill Site Project  | New Sewickley Twp      |
| April    | Stiefel Park—C2P2 Grant Application  | Ellwood City Boro      |
| May      | Koppel Boro—Koppel Community Park Phase I Project  | Koppel Boro            |
| May      | Aliquippa Mun Water Auth—Green Street Waterline Replacement DC-180101 Project                        | Aliquippa City         |
| May      | Ambridge Boro—Henning St Park Development Project support letter                                     | Ambrdige Boro          |
| May      | AES Realty LLC—their 2900 7th Avenue facility  | Beaver Falls City      |
| May      | Center Twp Water Auth—Water Filtration Plant Project   | Center & Potter Twps   |
| June     | Valmont Pittsburgh Galvanizing—(Air Quality) - Midland Facility                                      | Midland Boro           |
| June     | PTV 1005, LLC—Industry Dollar General Store  | Ohioville Boro         |
| June     | Bognar & Co, Inc.—PetCoke Processing Facility—New Galilee Plant                                      | New Galilee Boro       |
| June     | Enterprise Zone Tax Credit Application on behalf of Beemac Trucking                                  | Ambridge Boro          |
| June     | Multi-Municipal Comp Plan & Zoning Ordiannce—New Brighton & Fallston Boros, Daugherty & Pulaski Twps | Beaver County          |
| June     | Baden Boro Playground Restoration Project 2019 Phase 1— Greenways, Trails & Rec Program              | Baden Boro             |
| June     | Stiefel Park—Ellwood City Boro—Greenways, Trails & Recreation Program Grant Application              | Ellwood City Boro      |
| June     | Harmony Twp—2019 Harmony Twp Park & Recreation Improvement Program                                   | Harmony Twp            |
| June     | South Beaver Twp—Swamp Poodle Rd Bridge Deck Replacement Project                                     | South Beaver Twp       |
| June     | Brighton Twp—Comp Plan Project—PA DCED Mun Asst Grant Application                                    | Brighton Twp           |
| July     | Beaver Falls Mun Auth—Eastvale Water Treatment Plant Project   | Eastvalle Boro         |
| July     | Comm Dev of BC—BC FY 2019 CDBG Program—Midland Sanitary & Combined Sewer Improvement                 | Midland Boro           |
| July     | Potter Twp—Rocky Bend Nature Preserve Project  | Potter Twp             |
| July     | Castlebrook Development Group—Beemac Ambridge Project  | Ambridge Boro          |

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

| Month    | Applicant/Project/Description  | Municipality           |
|----------|--|------------------------|
| August   | Patterson Twp—Roadway Improvements—Multimodal Transportation Fund Grant                    | Patterson Twp          |
| August   | PennDOT—Koppel Bridge Replacement Project  | Koppel/North Sewickley |
| August   | Monaca Boro— Monaca Gateway Project support letter   | Monaca Boro            |
| August   | Industry Boro—SR 4034 Maintenance Project  | Industry Boro          |
| August   | Aliquippa Mun Water Auth—Sheffield Terrace Booster Station Replacement Project             | Aliquippa City         |
| August   | LB Water—Proposed Storage Yard Expansion Project   | Hopewell Twp           |
| August   | PennDOT— SR 151, Segment 90 Project  | Independence Twp       |
| August   | Aliquippa City—Fifth Avenue Improvements—Phase 1—Multimodal Trans. Fund Grant              | Aliquippa City         |
| August   | Vanport Twp—Mudlick Hollow Stream Crossing Project   | Vanport Twp            |
| August   | Betters Real Estate Holdings, LP - Riverfront Fill Site Project                            | Hopewell Twp           |
| August   | PTV 1076, LLC—Dollar General – New Brighton, PA Project                                    | Daugherty Twp          |
| August   | CJ Palmer Lawnworks, Inc.—Site Improvements Project  | New Sewickley Twp      |
| August   | Rochester Area Joint Sewer Auth—Wastewater Treatment Plant Upgrade Project                 | Rochester Area         |
| October  | Tevebaugh Hollow Road Upgrade Project—support letter                                       | Baden & Economy Boros  |
| October  | Creekside Springs LLC— Consistency ltr & public water supply permit                        | New Brighton/Pulaski   |
| October  | PennDOT—SR 0030 –Sec B22—Lincoln Highway Culvert Project                                   | Independence Twp       |
| October  | Baden Boro—McDonalds, USA—redevelopment of existing parcel                                 | Baden Boro             |
| October  | Chippewa Twp— GK Bowser, LLC—new Chevy Dealership Bldg—McKinley Road                       | Chippewa Twp           |
| October  | Wayne Court Proposed Development—Senior Housing  | Ambridge Boro          |
| October  | Aliquippa—Municipal Assistance Program Grant—update Zoning & SALDO Ordinances              | Aliquippa City         |
| November | PennDOT—Franklin Twp—SR 0168 Maintenance Project   | Franklin Twp           |
| November | Brighton Twp Mun Auth – Pine St. Waterline Replacement - PA Small Water & Sewer Grant      | Brighton Twp           |
| November | Watco Transloading LLC—Concrete Batch Plant Facility Project                               | Midland Boro           |
| November | White Twp—12th Ave Bridge Replacement Project—Multimodal Transportation Fund Grant         | White Twp              |
| November | Patterson Twp—Darlington Rd Sidewalk Improvements Project—Multimodal Transportation Fund   | Patterson Twp          |
| November | Cessna Hospitality LLC—US Small Business Admin—support letter                              | Chippewa Twp           |
| November | JGVD LP—ATI Building #5 Project  | Monaca Boro            |
| November | Brighton Twp Sewage Auth—Dawson Ridge Pump Station Project—Grant Application               | Brighton Twp           |
| December | Clover Communities, Brighton LLC Project   | Brighton Twp           |
| December | Patterson Twp— Lindsay Drive Sewer Improvements - PA Small Water & Sewer Improv            | Patterson Twp          |
| December | New Sewickley Twp—Lovi & Freedom Crider Rd—Intersection Improve—MultiModal Trans Fund      | New Sewickley Twp      |
| December | Economy Boro—PennDOT—SR 34036, Sec A09-Bridge Replacement Project                          | Economy Boro           |
| December | Harmony Twp—8th St. Storm & Sanitary Reconstruction Project - PA Small Water & Sew Program | Harmony Twp            |
| December | Leet Twp Mun Auth—Sanitary Sewer System Improvements—PA Small Water & Sewer Grant          | Ambridge Boro          |
| December | Advance the Kingdom—Historical Properties in BC Project - support ltr                      | Beaver County          |
| December | BASF San Wastewater Pump Station—Facility Abandonment—PA Small Water & Sewer Grant         | Potter Twp             |
| December | Center Twp San Auth—Moon Run Interceptor Improv—Lower Portion—PA Small Water & Sew Gr      | Center Twp             |
| December | Center Twp San Auth—Moon Run Interceptor Improv Proj— H2O PA Water Sewer Program           | Center Twp             |





*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 2019, the Beaver County Planning Commission received and reviewed a total of **179** notifications.

| <b><u>Permit Application Type</u></b>                  | <b><u>Quantity</u></b> |
|--|------------------------|
| <b>Air Quality Permits</b>                             | <b>19</b>              |
| <b>Encroachment Permits</b>                            | <b>55</b>              |
| <b>Mining Activity Permits</b>                         | <b>0</b>               |
| <b>NPDES Permits</b>                                   | <b>42</b>              |
| <b>Oil &amp; Gas Permits</b>                           | <b>25</b>              |
| <b>Railroad Permits</b>                                | <b>1</b>               |
| <b>Solid Waste Permits (residual, municipal, etc.)</b> | <b>1</b>               |
| <b>Water Quality Permits</b>                           | <b>4</b>               |
| <b>Water Management Plan/Withdrawal Plan Permits</b>   | <b>2</b>               |
| <b>Water Supply/Allocation</b>                         | <b>8</b>               |
| <b>Other/Miscellaneous</b>                             | <b>22</b>              |
| <b>Total</b>   | <b>179</b>             |



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

Permit applications for the operation of solid waste storage, treatment, processing and disposal facilities are subject to review by the Beaver County Planning Commission pursuant to **Section 504 of the Solid Waste Management Act of 1980**, as amended. In 2019, the Planning Commission received **no** solid waste permit applications for comment.

### *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 29 municipalities are required annually to:

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

Beginning in 2007, the Beaver County Planning Commission prepares an annual joint publication of the required advertisement for all MS4 municipalities that are within or that serve Beaver County. Each municipality pays its prorated portion of the advertisement cost. The BCPC continues to coordinate this collaboration every year. In 2019, 21 out of the 22 mandated communities participated in the joint ad.

### *SPC Appalachian Regional Commission - Area Development Program (ARC)*

The Appalachian Regional Commission (ARC) is a regional economic development agency that represents a partnership of federal, state, and local governments. Established by an act of Congress in 1965, the ARC is composed of the governors of the 13 Appalachian states and a federal co-chair appointed by the President. The Southwestern Pennsylvania Commission oversees local participation through a multi-county advisory board. There was no ARC grants in 2019 in Beaver County.



## *Floodplain Management and Training*

When it comes to floodplain management and training, the Pennsylvania Association of Floodplain Managers (PAFPM) has become a leader across the State. In 2019 Dan Distler was appointed Chairman of the Pennsylvania Association of Floodplain Managers (PAFPM).

## *Floodplain Maps*



# FEMA

The picture shows an example of a map flood prone area

## *EPA Brownfields Grant update*

In 2019 the Beaver County Planning Commission applied for another \$600,000.00 Brown-field Coalition Grant through the Environmental Protection Agency.



## *The Southwestern Pennsylvania Commission*

*“The Southwestern Pennsylvania Commission (SPC) is the federally-designated metropolitan planning organization (MPO) responsible for the region’s transportation planning process that supports the effective operations, maintenance and improvement of a regional transportation system, including the movement of people and goods, protection and enhancement of communities and the environment, and continuing development of the regional economy.”*

## *2019-2022 Transportation Improvement Program for Southwestern Pennsylvania*

*“The Transportation Improvement Program (TIP) is one of the core products of SPC’s cooperative, coordinated and comprehensive (3c) metropolitan transportation planning process. The 2019-2022 TIP for Southwestern Pennsylvania specifically identifies the region’s highest priority transportation projects programmed for advancement over the next four years. The TIP includes a variety of transportation investments, including improvements made to the roadway system, public transportation, rail and other intermodal projects, as well as bicycle and pedestrian facilities. The TIP document is amended regularly to reflect the most current funding and project information and is updated comprehensively every two years.”*

## *Public Participation Meetings / Panels*

*“SPC maintains Public Participation Panels (PPPs) for each county in its transportation planning region. Residents do not need to travel outside their own county to address SPC. PPP meetings are open to the public. Appointed Members represent the population of their respective counties in regards to age, income, ethnicity, special needs, and special interests. Members help to ‘get the word out’ about what they learn at meetings to the groups they represent. They also assist SPC by reaching out to involve the general public.”*

*Source for information above*

<https://www.spcregion.org/programs-services/transportation/>

In 2019, The Beaver County Planning Commission had a significant role in transportation planning. The Beaver County Planning Commission was involved with adding Beaver County priority road projects to the TIP.

**Census Population by Municipality 2010 to 2018**Census Bureau Total Population Estimates by  
Municipality in the SPC Region 2010-2018

| Municipality                     | April 1, 2010<br>population<br>count | April 1, 2010<br>estimates<br>base | Population estimates |        |        |        |        |        |        |        |        |
|----------------------------------|--------------------------------------|------------------------------------|----------------------|--------|--------|--------|--------|--------|--------|--------|--------|
|                                  |                                      |                                    | 2010                 | 2011   | 2012   | 2013   | 2014   | 2015   | 2016   | 2017   | 2018   |
| Aliquippa City                   | 9,438                                | 9,437                              | 9,437                | 9,383  | 9,348  | 9,301  | 9,233  | 9,178  | 9,084  | 8,983  | 8,908  |
| Ambridge Borough                 | 7,050                                | 7,048                              | 7,048                | 7,007  | 6,980  | 6,945  | 6,895  | 6,853  | 6,781  | 6,705  | 6,649  |
| Baden Borough                    | 4,135                                | 4,129                              | 4,130                | 4,107  | 4,092  | 4,072  | 4,044  | 4,020  | 3,981  | 3,938  | 3,907  |
| Beaver Borough                   | 4,531                                | 4,526                              | 4,527                | 4,499  | 4,482  | 4,462  | 4,438  | 4,413  | 4,374  | 4,331  | 4,299  |
| Beaver Falls City                | 8,987                                | 8,995                              | 8,995                | 8,831  | 8,857  | 8,806  | 8,712  | 8,665  | 8,556  | 8,448  | 8,387  |
| Big Beaver Borough               | 1,970                                | 1,965                              | 1,965                | 1,959  | 1,955  | 1,946  | 1,933  | 1,922  | 1,901  | 1,885  | 1,875  |
| Bridgewater Bor-<br>ough         | 704                                  | 709                                | 709                  | 705    | 703    | 698    | 695    | 691    | 684    | 761    | 830    |
| Brighton Township                | 8,227                                | 8,232                              | 8,239                | 8,232  | 8,226  | 8,226  | 8,301  | 8,346  | 8,306  | 8,275  | 8,258  |
| Center Township                  | 11,795                               | 11,785                             | 11,790               | 11,757 | 11,703 | 11,697 | 11,720 | 11,653 | 11,551 | 11,431 | 11,365 |
| Chippewa Township                | 7,620                                | 7,623                              | 7,632                | 7,684  | 7,726  | 7,752  | 7,762  | 7,746  | 7,681  | 7,619  | 7,594  |
| Conway Borough                   | 2,176                                | 2,176                              | 2,177                | 2,169  | 2,164  | 2,158  | 2,146  | 2,138  | 2,115  | 2,096  | 2,082  |
| Darlington Borough               | 254                                  | 253                                | 253                  | 252    | 251    | 250    | 248    | 244    | 242    | 240    | 238    |
| Darlington Township              | 1,962                                | 1,970                              | 1,970                | 1,971  | 1,971  | 1,963  | 1,947  | 1,934  | 1,915  | 1,893  | 1,878  |
| Daugherty Township               | 3,187                                | 3,184                              | 3,185                | 3,178  | 3,167  | 3,151  | 3,133  | 3,118  | 3,091  | 3,059  | 3,038  |
| East Rochester Bor-<br>ough      | 567                                  | 567                                | 567                  | 564    | 562    | 560    | 556    | 551    | 545    | 540    | 535    |
| Eastvale Borough                 | 225                                  | 222                                | 222                  | 221    | 220    | 219    | 218    | 216    | 214    | 210    | 208    |
| Economy Borough                  | 8,970                                | 8,975                              | 8,998                | 9,019  | 9,059  | 9,217  | 9,261  | 9,273  | 9,231  | 9,159  | 9,114  |
| Ellwood City Bor-<br>ough (part) | 632                                  | 632                                | 632                  | 629    | 625    | 622    | 618    | 614    | 608    | 600    | 595    |
| Fallston Borough                 | 266                                  | 261                                | 261                  | 260    | 259    | 256    | 254    | 252    | 250    | 247    | 245    |
| Frankfort Springs<br>Borough     | 130                                  | 130                                | 130                  | 129    | 129    | 128    | 127    | 129    | 128    | 126    | 125    |
| Franklin Township                | 4,052                                | 4,054                              | 4,055                | 4,056  | 4,043  | 4,020  | 3,997  | 3,975  | 3,943  | 3,905  | 3,879  |
| Freedom Borough                  | 1,569                                | 1,569                              | 1,569                | 1,561  | 1,556  | 1,549  | 1,536  | 1,528  | 1,513  | 1,495  | 1,483  |
| Georgetown Bor-<br>ough          | 174                                  | 172                                | 172                  | 171    | 171    | 170    | 169    | 168    | 166    | 164    | 163    |
| Glasgow Borough                  | 60                                   | 60                                 | 60                   | 60     | 61     | 61     | 61     | 60     | 60     | 59     | 59     |
| Greene Township                  | 2,356                                | 2,354                              | 2,355                | 2,373  | 2,386  | 2,391  | 2,382  | 2,376  | 2,371  | 2,361  | 2,369  |
| Hanover Township                 | 3,690                                | 3,744                              | 3,747                | 3,738  | 3,728  | 3,721  | 3,701  | 3,692  | 3,666  | 3,644  | 3,630  |
| Harmony Township                 | 3,197                                | 3,199                              | 3,200                | 3,181  | 3,168  | 3,154  | 3,130  | 3,112  | 3,080  | 3,047  | 3,021  |
| Homewood Borough                 | 109                                  | 112                                | 112                  | 111    | 111    | 111    | 110    | 109    | 108    | 107    | 106    |

**Census Population by Municipality 2010 to 2018**

## Census Bureau Total Population Estimates by Municipality in the SPC Region 2010-2018

| Municipality                | April 1, 2010<br>population<br>count | April 1, 2010<br>estimates<br>base | Population estimates |                |                |                |                |                |                |                |                |
|-----------------------------|--------------------------------------|------------------------------------|----------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
|                             |                                      |                                    | 2010                 | 2011           | 2012           | 2013           | 2014           | 2015           | 2016           | 2017           | 2018           |
| Hopewell Town-ship          | 12,593                               | 12,603                             | 12,610               | 12,589         | 12,581         | 12,559         | 12,487         | 12,423         | 12,310         | 12,674         | 12,616         |
| Independence Township       | 2,503                                | 2,457                              | 2,460                | 2,452          | 2,446          | 2,437          | 2,423          | 2,412          | 2,390          | 2,369          | 2,355          |
| Industry Borough            | 1,835                                | 1,835                              | 1,835                | 1,824          | 1,815          | 1,807          | 1,793          | 1,781          | 1,763          | 1,743          | 1,727          |
| Koppel Borough              | 762                                  | 762                                | 762                  | 758            | 756            | 750            | 745            | 741            | 734            | 726            | 718            |
| Marion Township             | 913                                  | 914                                | 916                  | 914            | 911            | 909            | 903            | 900            | 891            | 882            | 877            |
| Midland Borough             | 2,635                                | 2,637                              | 2,638                | 2,622          | 2,611          | 2,598          | 2,578          | 2,564          | 2,537          | 2,508          | 2,487          |
| Monaca Borough              | 5,737                                | 5,737                              | 5,738                | 5,756          | 5,735          | 5,707          | 5,664          | 5,629          | 5,572          | 5,509          | 5,461          |
| New Brighton Borough        | 6,025                                | 6,022                              | 6,021                | 5,992          | 5,982          | 5,956          | 5,914          | 5,883          | 5,834          | 5,771          | 5,724          |
| New Galilee Bor-ough        | 379                                  | 378                                | 378                  | 376            | 375            | 373            | 369            | 367            | 363            | 359            | 357            |
| New Sewickley Township      | 7,360                                | 7,366                              | 7,379                | 7,451          | 7,474          | 7,492          | 7,444          | 7,404          | 7,330          | 7,254          | 7,197          |
| North Sewickley Township    | 5,488                                | 5,487                              | 5,488                | 5,594          | 5,580          | 5,550          | 5,515          | 5,486          | 5,449          | 5,402          | 5,402          |
| Ohioville Borough           | 3,533                                | 3,471                              | 3,474                | 3,467          | 3,453          | 3,438          | 3,414          | 3,404          | 3,369          | 3,331          | 3,305          |
| Patterson Heights Borough   | 636                                  | 635                                | 635                  | 632            | 630            | 627            | 620            | 617            | 611            | 604            | 600            |
| Patterson Town-ship         | 3,029                                | 3,022                              | 3,023                | 3,005          | 2,997          | 3,001          | 2,979          | 2,962          | 2,932          | 2,898          | 2,874          |
| Potter Township             | 548                                  | 548                                | 550                  | 557            | 559            | 559            | 574            | 582            | 576            | 572            | 568            |
| Pulaski Township            | 1,500                                | 1,505                              | 1,505                | 1,495          | 1,488          | 1,482          | 1,470          | 1,459          | 1,443          | 1,428          | 1,415          |
| Raccoon Township            | 3,064                                | 3,073                              | 3,074                | 3,065          | 3,055          | 3,041          | 3,020          | 3,001          | 2,975          | 2,943          | 2,923          |
| Rochester Borough           | 3,657                                | 3,657                              | 3,660                | 3,639          | 3,626          | 3,608          | 3,585          | 3,564          | 3,529          | 3,491          | 3,463          |
| Rochester Town-ship         | 2,802                                | 2,802                              | 2,803                | 2,786          | 2,781          | 2,766          | 2,745          | 2,730          | 2,704          | 2,677          | 2,656          |
| Shippingport Bor-ough       | 214                                  | 207                                | 207                  | 206            | 203            | 202            | 201            | 200            | 198            | 194            | 192            |
| South Beaver Township       | 2,717                                | 2,777                              | 2,780                | 2,768          | 2,766          | 2,761          | 2,746          | 2,729          | 2,709          | 2,680          | 2,662          |
| South Heights Borough       | 475                                  | 473                                | 473                  | 471            | 469            | 467            | 462            | 459            | 455            | 450            | 446            |
| Vanport Township            | 1,321                                | 1,321                              | 1,323                | 1,318          | 1,318          | 1,310          | 1,301          | 1,293          | 1,280          | 1,266          | 1,256          |
| West Mayfield Borough       | 1,239                                | 1,239                              | 1,239                | 1,233          | 1,226          | 1,221          | 1,213          | 1,204          | 1,192          | 1,179          | 1,168          |
| White Township              | 1,394                                | 1,391                              | 1,391                | 1,384          | 1,379          | 1,371          | 1,362          | 1,354          | 1,339          | 1,325          | 1,314          |
| <b>Total Pop Esti-mates</b> | <b>170,539</b>                       | <b>170,549</b>                     | <b>170,646</b>       | <b>170,307</b> | <b>170,065</b> | <b>169,743</b> | <b>168,998</b> | <b>168,267</b> | <b>166,772</b> | <b>165,703</b> | <b>164,742</b> |

**Census 2020**

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 2010 Census is available online as well as in hard copy from the Beaver County Planning Commission office and The South-western Pennsylvania Commission.

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

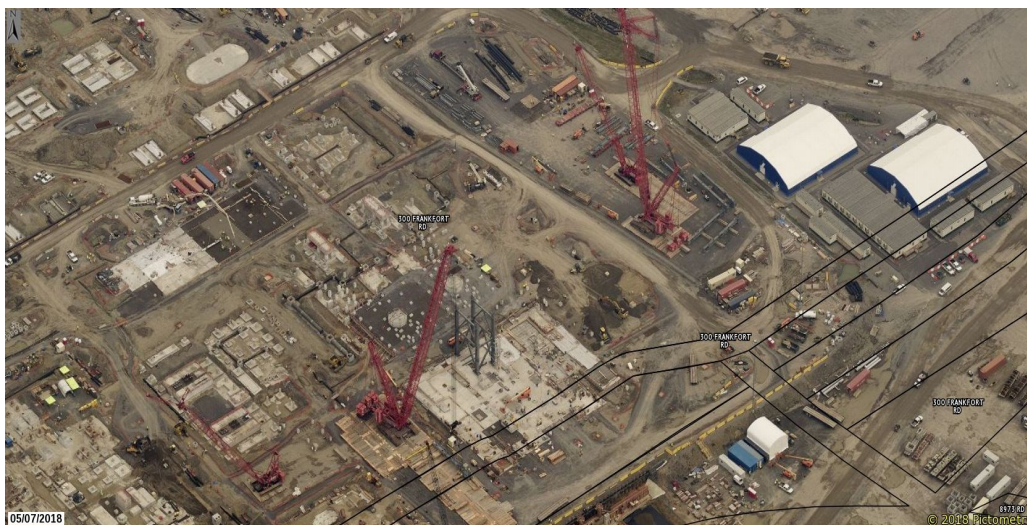
**GIS** is used to support planning-related activities, activities in the Redevelopment Authority, the Agricultural Land Preservation Program, EMS, Assessment and other county departments. County agencies along with Baker Engineering and ESRI work together to make sure the system functions at full capacity to meet the unique needs of each office. The web portal is free to the public for assessment.

One major project this year has been the development of a Beaver County Atlas, in conjunction with Michael Baker. Once completed and role out the Atlas will be an upgrade to the current GIS Portal. It will include zoning information, points of interest, and demographic data.

In 2020 a reassessment will take place in the County which will utilize Pictometry and GIS functions thereby improving our current programs.

The 2 photos below shows oblique photos of the Shell Plant under construction from different angles by the use of Pictometry

2018



2019







*Professional Planning Services to Boards and Agencies*

**Department staff performs administration, GIS technical support, and map preparation including copying for a variety of County Departments, County Agencies, and Non profit advisory entities. They are as follows:**

**GIS technical support :**

*Agricultural Land Preservation Board of Beaver County*

*Beaver County Planning Commission Board*

*Beaver County Conservation District*

*Beaver County Recorder of Deeds*

*Redevelopment Authority of Beaver County Board*

**Map preparation and copying services for the County Departments and County agencies below:**

*Community Development of Beaver County*

*District Attorney, Courts, and Detectives*

*Department of Pubic Works*

*Election Bureau*

*Liquid Fuels*

*Recreation and Tourism*

*Corporation for Economic Development*

*Beaver County Sherriff 's Department*

**In addition, Staff serve on several State and County Boards :**

*Serve on the Board of the Pennsylvania Association of Floodplain Managers*

*Serve on the Board of the Inclusion, Diversity, and Awareness Council in Beaver County*



## Beaver County Department of Planning and Redevelopment Staff

Lance Grable **Executive Director**

Joseph C. West **Planning Director**

### ADMINISTRATION

Dan Distler **Environmental/Redevelopment Specialist**

Frank Vescio **GIS Coordinator and Planning Assistant**

Sue Jamery **Senior Administrative Assistant**



*This report summarizes the actions and efforts of the Beaver County Planning Commission for calendar year 2019. It has been prepared by the Beaver County Office of Planning and Redevelopment staff and is submitted to the Beaver County Board of Commissioners.*

*The information being provided herein is intended for informational purposes only. No guarantee is made as to the accuracy of this data and it should not be relied upon for any purpose other than general information.*

**BEAVER COUNTY PLANNING COMMISSION**

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