



Annual Report

Beaver County
Planning
Commission

2006

Beaver County Board of Commissioners



Charles A. Camp

Dan Donatella, Chairman

Joe Spanik

Beaver County Planning Commission Board



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

The Beaver County Planning Commission is required by the Pennsylvania Municipalities Planning Code (Act 247), Article II, Section 207, to submit, by March 1st, an annual report of its activities and projects for the previous year. At this time, the Beaver County Planning Commission presents the 2006 Annual Report.



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County Comprehensive Plans

The purpose of a Comprehensive Plan is to enable a community or several communities to define the future in terms of broad goals and objectives along with action strategies to be implemented which will enable the community to develop properly. The subject areas of the plan include land use, housing, streets and roads, recreation, education, health, water, sewage, governmental services, economic development and community facilities. The Beaver County Planning Commission (BCPC), at the request of Washington County, reviewed and commented on their 2005 County Comprehensive Plan. In December of 2006 the BCPC was requested to review and comment on their Greenway Plan as an amendment to their Comprehensive Plan.

Municipal Comprehensive Plans

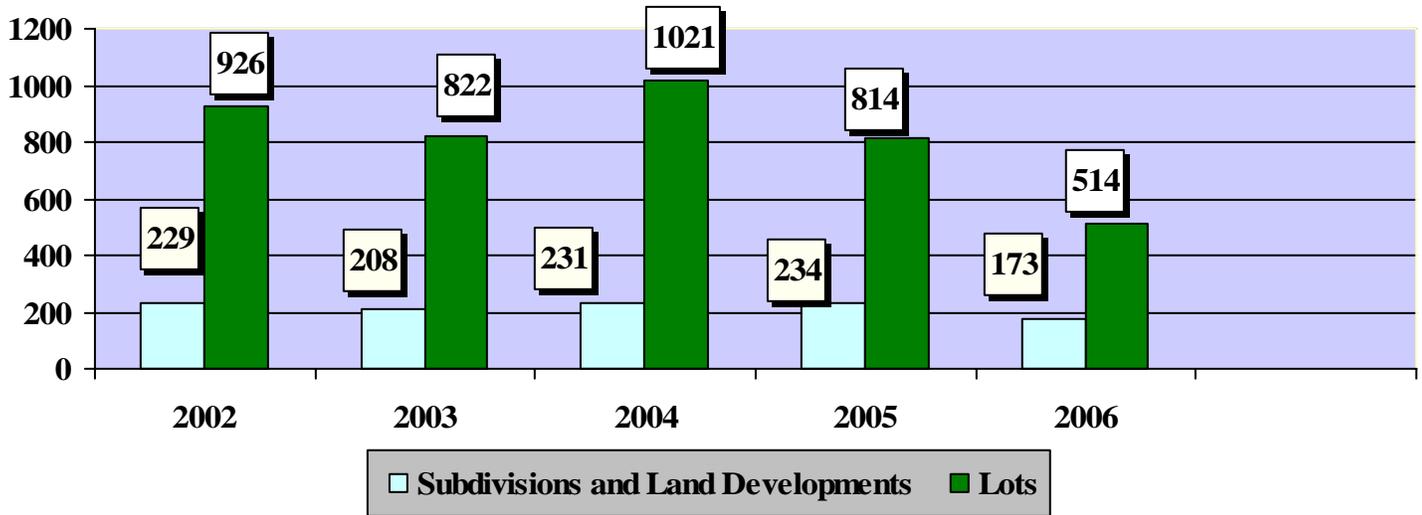
The Beaver County Planning Commission did not receive or review any municipal comprehensive plans in 2006.



Summary

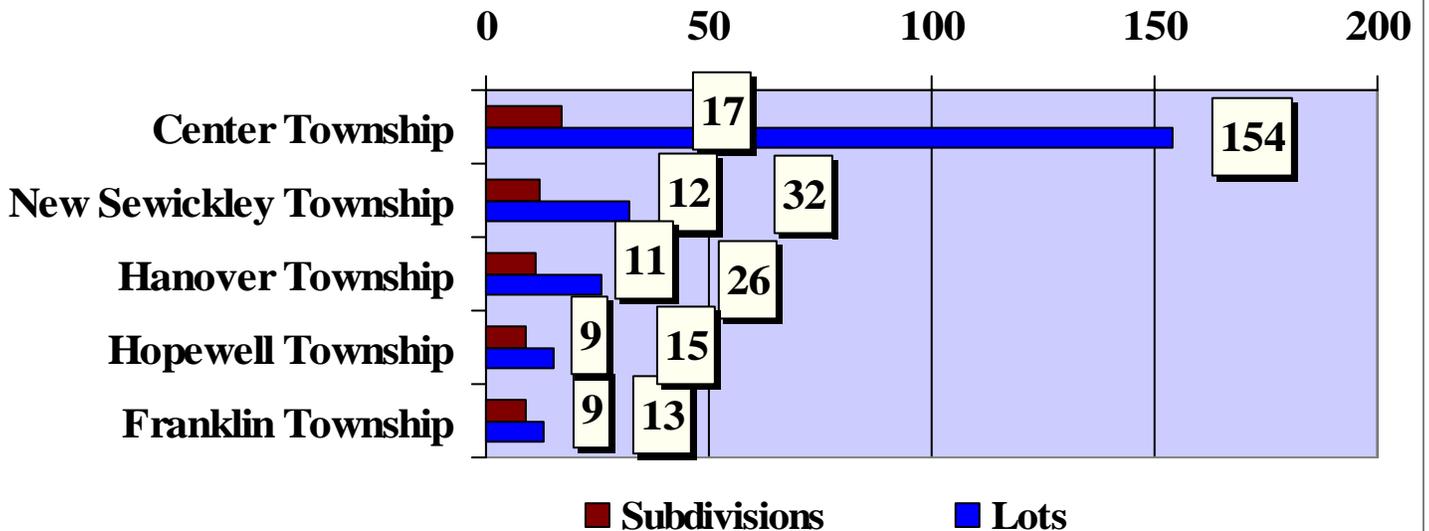
The Beaver County Planning Commission reviewed 173 subdivision and land development submittals during 2006. Of the submittals, 82 were minor subdivisions (two or less lots, lot line adjustments); 61 major subdivisions (3+ lots); and 30 land developments (multi-family or non-residential). Lots created or proposed for development numbered 514. A total of 6,318.90 acres were affected.

5-Year Comparison



The municipality with the most subdivision submittals was Center Township with 17 total subdivisions. New Sewickley Township was second with 12 total submittals, Hanover Township was third with 11, Hopewell Township was fourth with 9 submittals and 15 lots and Franklin Township was fifth with 9 submittals and 13 lots.

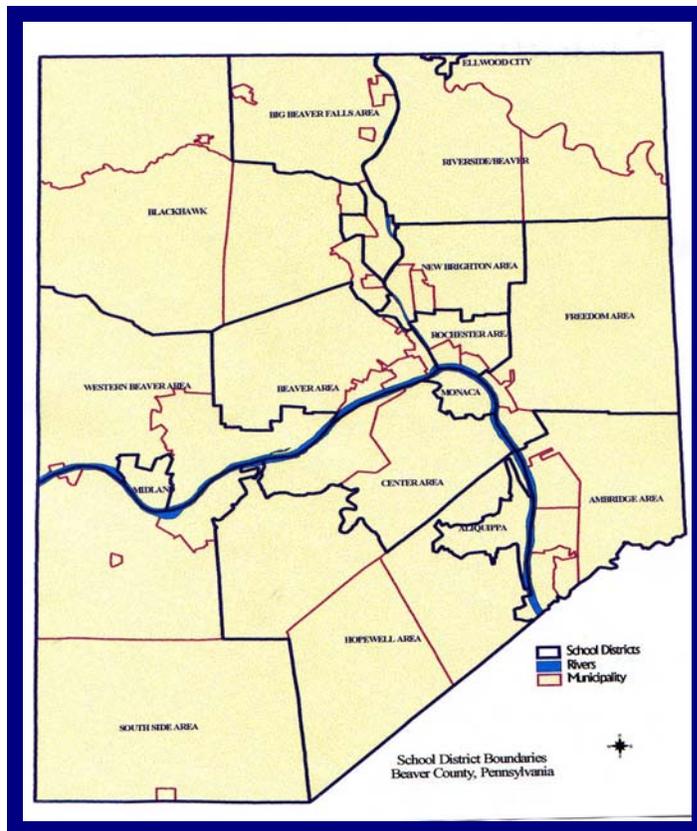
Top 5 Municipalities





School Districts

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.



School District

School District	Lots	Acres
Aliquippa	53	148.097
Ambridge Area	25	96.863
Beaver Area	44	68.105
Big Beaver Falls Area	15	191.245
Blackhawk Area	40	1,966.613
Center Area	154	247.822
Ellwood City (Beaver County portion)	0	0
Freedom Area	34	195.744
Hopewell Area	31	1,131.311
Midland	0	0
Monaca	2	1.000
New Brighton Area	11	202.732
Riverside Beaver Co.	33	501.018
Rochester Area	6	38.076
South Side Area	43	493.320
Western Beaver Area	23	403.850
Total	514	5,685.796

Subdivisions and Land Developments by Municipality

<i>Municipality</i>	<i>Subdivisions</i>	<i>Lots</i>	<i>Acres</i>	<i>Land Developments</i>	<i>Acres</i>
City of Aliquippa	4	53	148.097	0	0
Ambridge Borough	3	5	15.258	0	0
Baden Borough	2	4	5.15	0	0
Beaver Borough	3	6	3.3059	1	1.391
City of Beaver Falls	2	2	0.802	2	22.35
Big Beaver Borough	5	12	190.118	2	277.18
Bridgewater Borough	3	7	6.474	0	0
Brighton Township	7	31	58.325	0	0
Center Township	17	154	247.822	8	54.016
Chippewa Township	6	15	1,488.603	1	10.36
Conway Borough	0	0	0	0	0
Darlington Borough	0	0	0	0	0
Darlington Township	3	6	112.712	0	0
Daugherty Township	4	11	202.732	0	0
East Rochester Borough	0	0	0	1	4.988
Eastvale Borough	0	0	0	0	0
Economy Borough	5	10	47.669	2	120.73
Ellwood City Borough	0	0	0	0	0
Fallston Borough	0	0	0	0	0
Frankfort Springs Borough	0	0	0	0	0
Franklin Township	9	27	395.609	0	0
Freedom Borough	1	2	0.44	0	0
Georgetown Borough	0	0	0	0	0
Glasgow Borough	0	0	0	0	0
Greene Township	5	19	142.815	1	4.00
Hanover Township	11	26	377.515	0	0
Harmony Township	2	3	1.6234	2	7.000
Homewood Borough	0	0	0	0	0
Hookstown Borough	0	0	0	0	0
Hopewell Township	9	15	382.100	5	46.321



<i>Municipality</i>	<i>Subdivisions</i>	<i>Lots</i>	<i>Acres</i>	<i>Land Developments</i>	<i>Acres</i>
Independence Township	4	11	613.039	0	0
Industry Borough	0	0	0	0	0
Koppel Borough	0	0	0	0	0
Marion Township	2	4	35.725	0	0
Midland Borough	0	0	0	0	0
Monaca Borough	1	1	1.00	0	0
New Brighton Borough	0	0	0	0	0
New Galilee Borough	1	2	0.325	0	0
New Sewickley Township	12	32	195.304	0	0
North Sewickley Township	1	2	69.526	1	63.62
Ohioville Borough	8	23	403.849	1	12.866
Patterson Heights Borough	0	0	0	0	0
Patterson Township	4	10	76.311	0	0
Potter Township	0	0	0	1	4.915
Pulaski Township	0	0	0	0	0
Raccoon Township	2	5	136.172	0	0
Rochester Borough	0	0	0	0	0
Rochester Township	4	6	38.076	0	0
Shippingport Borough	0	0	0	0	0
South Beaver Township	3	9	288.987	0	0
South Heights Borough	2	1	0.15	0	0
Vanport Township	0	0	0	0	0
West Mayfield Borough	0	0	0	0	0
White Township	0	0	0	0	0
Total	143	514	5,685.796	30	633.104

Subdivisions and Land Developments = 173 total submittals

Subdivision Acreage and Land Development Acreage = 6,318.90 total acres

**Building Permits**

Municipality	Single Family	Commercial/ Industrial	Improvements	Demolition	Total Permits	Value \$
City of Aliquippa	1	1	15	0	17	2,732,834
City of Beaver Falls	1	9	39	11	60	2,039,513
Ambridge Borough	0	3	9	2	14	385,400
Baden Borough	1	2	36	0	39	941,708
Beaver Borough	0	4	49	0	53	396,112
Big Beaver Borough	6	2	25	0	33	1,932,256
Bridgewater Borough	1	0	2	1	4	246,500
Conway Borough	4	0	20	0	24	1,095,984
Darlington Borough	NONE	RECEIVED				-
East Rochester Borough	1	0	13	2	16	640,425
Eastvale Borough	0	1	15	1	17	36,970
Economy Borough	35	2	109	6	152	8,484,373
Ellwood City Borough	NONE	RECEIVED				-
Fallston Borough	0	1	0	0	1	10,000
Frankfort Springs Borough	NONE	RECEIVED				-
Freedom Borough	0	0	4	0	4	16,400
Georgetown Borough	NONE	RECEIVED				-
Glasgow Borough	NONE	RECEIVED				-
Homewood Borough	NONE	RECEIVED				-
Hookstown Borough	NONE	RECEIVED				-
Industry Borough	0	2	16	0	18	367,100
Koppel Borough	0	0	1	0	1	38,000
Midland Borough	0	1	5	0	6	169,280
Monaca Borough	5	1	44	5	55	1,218,507
New Brighton	1	4	17	2	24	191,481
New Galilee Borough	0	2	4	0	6	67,100
Ohioville Borough	11	3	38	0	52	2,330,341
Patterson Heights Borough	NONE	RECEIVED				-
Rochester Borough	NONE	RECEIVED				-
Shippingport Borough	1	2	1	0	4	2,871,204

**Building Permits**

South Heights Borough	0	1	7	0	8	52,800
West Mayfield Borough	0	2	6	0	8	698,500
Brighton Township	22	5	75	6	108	5,607,722
Center Township	36	22	85	7	150	32,414,708
Chippewa Township	20	10	45	1	76	8,460,736
Darlington Township	5	0	14	0	19	783,565
Daugherty Township	1	0	34	0	35	525,300
Franklin Township	18	3	26	1	48	1,009,000
Greene Township	5	0	13	0	18	1,139,431
Hanover Township	7	0	10	0	17	1,012,900
Harmony Township	0	0	20	0	20	156,243
Hopewell Township	15	11	84	4	114	5,114,061
Independence Township	2	0	18	3	23	214,351
Marion Township	3	0	16	0	19	372,100
New Sewickley Township	19	0	91	2	112	4,355,414
North Sewickley Township	5	4	36	0	45	1,545,395
Patterson Township	2	0	18	0	20	536,990
Potter Township	1	1	0	0	2	297,000
Pulaski Township	0	1	6	1	8	22,500
Raccoon Township	14	1	45	1	61	3,623,593
Rochester Township	2	2	38	2	44	494,153
South Beaver Township	0	0	19	0	19	297,687
Vanport Township	0	3	5	2	10	459,290
White Township	0	0	2	0	2	2,350
TOTALS	245	106	1,175	60	1,586	\$95,407,277

TOP 5's**SINGLE FAMILY**

Center Twp	36
Economy Boro	35
Brighton Twp	22
Chippewa Twp	20
New Sewickley	19

COMMERCIAL/IND.

Center Twp	22
Hopewell Twp	11
Chippewa Twp	10
Beaver Falls	9
Brighton Twp	5

TOTAL PERMITS

Economy Boro	152
Center Twp	150
Hopewell Twp	114
New Sewickley	112
Brighton Twp	108

VALUE

Center Twp	32,414,708
Economy Boro	8,484,373
Chippewa Twp	8,460,736
Brighton Twp	5,607,722
Hopewell Twp	5,114,061

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 13 requests for review. 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>
Potter Twp.	February	Proposed curative amendment to permit billboards in the G-I District.
Economy Boro	March	Amendment to change the zoning on a 197 acre parcel from R-A Agriculture/Rural to R-2 Suburban Residential.
Harmony Twp	March	Amendment for the regulation of parking in certain residential areas, the designation of residential parking program areas, the issuance of residential parking permits and penalties for violations (NOT REVIEWED).
Harmony Twp	March	Amendment to the Code of Ordinances & the zoning map to extend the R-1 Zoning District to an area bounded by Ridge Road & Emerald Avenue (formerly the Harrington Retirement Home).
Monaca Boro	March	Amendment to change the zoning map by rezoning an area containing 2.47 acres abutting Pennsylvania Avenue from General Industrial G-I to Core Commercial C-C.
Potter Twp	April	Amendment to permit residual waste facilities and landfills in the General Industrial District.
Hopewell Twp	May	Amendment to add as a conditional use, Planned Residential Developments (PRD).
Potter Twp	June	Amendment for the purpose of defining & providing for all types of signs; establishing design, construction & installation criteria; requiring permits & application/license fees for certain signs, enforcement & penalties for violation.
Hopewell Twp	August	Zoning map change to rezone an area in the Sheffield Heights area from R-1 to R-2.
Center Twp	August	Two Zoning Amendments: 1) To rezone certain properties on Brodhead Road from R-4 Multi-family Residential to C-1 Limited Commercial, and to rezone certain properties on Brodhead Rd, from R-2 Suburban Residential to C-1 Limited Commercial. 2) To define Animal Shelter, authorize Animal Shelter as a Conditional Use in the C-1 & B-P Districts, add Conditional Use criteria for approving Animal Shelters, and add parking requirements for Animal Shelters.
Baden Boro	October	Amendment proposes that: "No motor vehicle or motorized equipment or trailers which are disabled, inoperable, from which the wheels or engine have been removed, which is not in operating condition for its intended use or which does not have a current valid vehicle registration & inspection sticker attached shall be parked or stored for a period in excess of 30 days in any zoning district, nor shall the owner or occupant of any property in any zoning district permit said property to be used for the parking or storage of any such vehicle, equipment or trailer. The foregoing shall not prohibit the use of rental of space in a private or public garage or repairs in a commercial garage in a zoning district where such is permitted by this chapter."
Chippewa Twp	November	Amendment to change certain parcels from R-1 Residential to C Commercial.
Patterson Twp	November	Amendment changes certain parcels from R-1 Single Family Residential to R-4 Multi-Family Residential to accommodate a proposed development involving townhouses and duplexes.



Subdivision and Land Development Ordinances

The Beaver County Planning Commission received five (5) requests to review subdivision and land development ordinances. The following chart shows the complete list of reviews. It does not show which were actually adopted by the municipalities.

<u>Municipality</u>	<u>Month</u>	<u>Description</u>
Economy Borough	February	Amendment to address snow removal and storage areas, changes proposed for design & construction of streets, and requires geotextile wrap on 4-inch perforated under-drains for new streets, etc.
Beaver Borough	April	A proposed Subdivision & Land Development Ordinance (Beaver does not currently have one.)
Beaver Borough	June	A proposed Subdivision & Land Development Ordinance (Beaver does not currently have one). (2nd Submittal of ordinance—2 different ones).
Franklin Township	September	Amendment to define & add the term “Land Development” to their existing ordinance.
Chippewa Township	November	Amendment to establish & regulate the development of land dedication and fee-in-lieu ordinance to preserve and protect land during development, or offer a fee-in-lieu to support existing & proposed recreational facilities.

Codification of Ordinances

The Beaver County Planning Commission did not receive or review any Codification of Ordinances in 2006.



PENNVEST

In order to update the state’s deteriorating infrastructure, the Pennsylvania Infrastructure Investment Authority (PENNVEST) was established in 1988 as a revolving fund. This fund is available to help communities finance sewage and water system projects and is usually awarded in the form of loans.

During 2006, the Beaver County Planning Commission reviewed and commented on 2 applications.

<u>Applicant</u>	<u>Project Description</u>	<u>Location</u>
Ambridge Borough Municipal Auth.	Proposed project is the 2nd phase of improvements to the wastewater treatment plant. Phase I is under construction & includes the upgrade of the headworks facility to provide preliminary treatment (screening & grit removal) for the WWTP’s designed peak flow of 9.24 MGD. Phase II will upgrade the remaining processes to enable the plant to meet its effluent limitations for the peak design flow without overflows or bypasses occurring.	Ambridge Boro
Conway Borough	PennVEST funding to replace the Borough’s existing water storage tank & the replacement and/or upgrade of several of the existing water distribution lines, valves, fire hydrants and service lines within the upper tier service level.	Conway Boro

Community Development Block Grant (CDBG)

See application reviews, page 17 (1 Application).

PA Department of Conservation and Natural Resources (DCNR)

See application reviews, pages 17 and 18.



Act 537 Sewage Facility Plan Revisions

Act 537 regulates the planning and supervision of community and individual sewage systems. Local municipalities must obtain County Planning Commission comments for specific proposed Act 537 Plan Revisions. Below are the 18 Sewage Facilities Sewage Plans Revisions and 2 plan updates in 12 Municipalities

<i>Municipality</i>	<i>Applicant</i>	<i>Description</i>
Hanover Twp	Sweger Property	The revision would allow for the installation of a 600 SFTF (with a capacity of 1.5 EDU's) to service two dwellings on a 10.53 acre parcel.
Economy Borough	Ridgewood Pump Station Upgrade	The revision would allow for the upgrade of the pump station's capacity of 259,200 gpd to 576,000 gpd. Due to increased demands of existing customers as well as anticipated sewage flows from future development, the pump station must be improved.
Independence Twp	English Application—George Subdivision	The revision would allow for the installation of a 500 gpd to serve a new 4-bedroom, single-family dwelling on a 2-acre subdivision.
Franklin Twp	Municipal Auth of Zelenople Borough	The revision would allow a wastewater treatment plant, collection system, and outfall to the Connoquenessing Creek at the Zelenople Municipal Airport. It will have a total flow of 200 gpd for a maximum of 12 employees per day and 3 patrons per day.
Franklin Twp	Schweiger SFTF	Revision would allow the installation of 1,000 gpd SFTF to serve two, 4-bedroom single-family dwellings on Church Road (with a system capacity equivalent to 2.5 EDU's).
Franklin Twp	Smida SR-STF	The revision would allow the replacement of an existing malfunctioning on-lot septic system with a single residence SFTF for an existing single-family dwelling. The proposed system will have a flow of 400 gpd of sewage with discharge of treated effluent to an unnamed tributary of the Connoquenessing Creek.
Center Twp	Ardex Inc.	The revision would allow the installation of a 2,000 gpd SFTF to service a commercial development which includes a warehouse, administrative offices and training center. It will help alleviate the loading on the existing 900 gpd elevated sand mound. The proposed flow to the SFTF will be 1,050 gpd and the estimated flow to the existing sand mound is 829 gpd. The discharge point for the treatment facility will be located on Raccoon Creek.
Hanover Twp	Kavalier Plan #2	The revision would allow for the installation of new septic systems on a tract of land totaling 10.035 acres subdivided into three lots (2 new lots + the residual tract). The proposed system will generate 800 gpd (2 x 400 gpd).
Ohioville Borough	Four Mile Presbyterian Church	The revision would allow for the connection of an existing on-lot sewage disposal system to the public sewage system. It will require expansion of the service area of the Brighton Township Sewage Authority to accommodate a Church with preschool and other accessory uses. The proposed project entails the construction of a 500-gallon grinder pump and a 6" sanitary sewer line through a private right-of-way being obtained from Seven Oaks/GCU to the point of connection on Lisbon Road. The projected flow is 1,200 gpd or 3 EDU's.
North Sewickley Township	Goldenrod Meadows	The revision would allow for the extension to a planned collection system. It will require a tap-in to the North Sewickley Twp SA to service 65 building lots, each sized at 20,000 sf or larger. The total acreage of the property is approx. 58 acres. Accordingly, 65 EDU's will be serviced by the proposed project. The project sewage flow is 14,085 gpd. The planned collection system is part of the Authority's proposed Phase II sewer collection system in Planning Area 6 along Foster Road. The sewage will be conveyed to the Beaver Falls WTP prior to release into the Beaver River.
Chippewa Twp	Orrin & Mary King Plan #2	The revision would allow for the extension to the public sewage system. It will require a tap into the Chippewa Twp SA to service 6 residential lots and a revised residential tract parcel. Each lot will include 1 single family dwelling. Estimated sewage flows for each lot will be 400 gpd with a combined total of 2,800 gpd to be discharged to an existing manhole by means of a grinder pump system. The sewage will be treated at the Chippewa Twp SATP.
Greene Twp	Meeder Pl #1	The revision would allow for the installation of two holding tanks on a 3-lot subdivision. Lot #2 contains an existing single-family dwelling & an on-lot septic system with a flow capacity of 400 gpd. Proposed self-storage buildings on Lot #1 will be serviced by a holding tank with a projected flow of less than 70 gpd. A small drive through business on Lot #3 will also be serviced by a holding tank with a projected flow of less than 20 gpd. Accordingly, the total sewage flow generated would be less than 500 gpd.
New Sewickley Township	Robinson Street Sewage Lift Station Upgrade	The revision would allow for the replacement of the lift station's existing submersible sewage pumps with new & larger submersible sewage pumps. The larger pumps will increase the average daily pumping capacity by approx. 117.5 EDUs (47,000 gpd/400 gpd per EDU). The expansion of the lift station will accommodate sewage flows from the proposed Pine Run Crossing Development which is projected to generate sewage flows of approx. 40 EDUs. The balance of EDUs will be in reserve capacity for future development. Sewage from the Robinson Street Lift Station is conveyed to the Rochester Area Joint Sewer Authority's (RAJSA) Rochester Treatment Plant (through Freedom Boro's conveyance system) for ultimate treatment and disposal.

Application Reviews

<u>Municipality</u>	<u>Applicant</u>	<u>Revision Description</u>
Independence Twp	Cheesebrough Plan #1	The revision would allow for the installation of an individual on-line septic system for a proposed single family dwelling on a 2.99 acre lot of a five acre two-lot subdivision. An existing on-lot septic system currently serves an existing single family dwelling on the residual tract. The flow of the existing on-lot septic system is 400 gpd; and the flow of the proposed on-lot septic system will be 400 gpd with a combined flow of 800 gpd.
Independence Twp	Heinlein Property	The revision would allow for the installation of a 500 gpd small flow treatment facility to replace an existing malfunctioning on-lot sewage system. It will serve an existing four-bedroom dwelling.
North Sewickley Twp	Funkhouser Plan #3	The revision would allow for an extension into the public sewage system. It will require a tap into the North Sewickley Twp Sewage Auth to service 1 residential lot of 24.851 acre five-lot subdivision. An existing home is allocated to tap into the sanitary sewers currently under construction; the 0.5 acre new residential lot will create 1 EDU or 400 gpd.
Greene Twp	Kinney/Musta Plan	The revision would allow for the replacement of a malfunctioning on-lot sewage disposal system with a SFTF. The new sewage disposal system will service an existing single-family dwelling on a 2.03 acre lot of a two lot subdivision. The proposed system will have a flow of 400 gpd of sewage with discharge of treated effluent to the beginning of an unnamed perennial stream.
South Beaver Twp	Cheuvront SFTF	The revision would allow for the installation of a 400 gpd (1 EDU) SFTF. The new sewage disposal system will service an existing residential dwelling on a 1.5 acre lot. The proposed system will discharge treated effluent to an unnamed perennial tributary of Brush Run.
Big Beaver Boro	D B & S Steel Corp.	The revision would allow for the installation of a 575 gpd (1.44 EDU) SFTF on a 13.7 acre lot. The proposed septic system will service a 3-bedroom residential dwelling & a light manufacturing building. Design flows are as follows. The 3-bedroom dwelling will use 400 gpd. The machine shop will employ up to 5 employees who split shifts over a 24-hour day with a usage of 35 gpd per person. The total design flow is $400 + 175 = 575$ gpd. The proposed system will discharge treated effluent to a tributary to Wallace Run.
South Beaver Twp	Rainbow Mobile Veterinary Clinic	The revision would allow for the installation of an on-lot septic system with a sand mound to service a proposed veterinary hospital on a two acre single lot. The proposed septic system will treat human waste and have a design flow of 400 gpd. A holding tank will be used for animal related waste.

SFTF—Small Flow Treatment Facility

EDU's—Equivalent Dwelling Units

Gpd—gallons per day

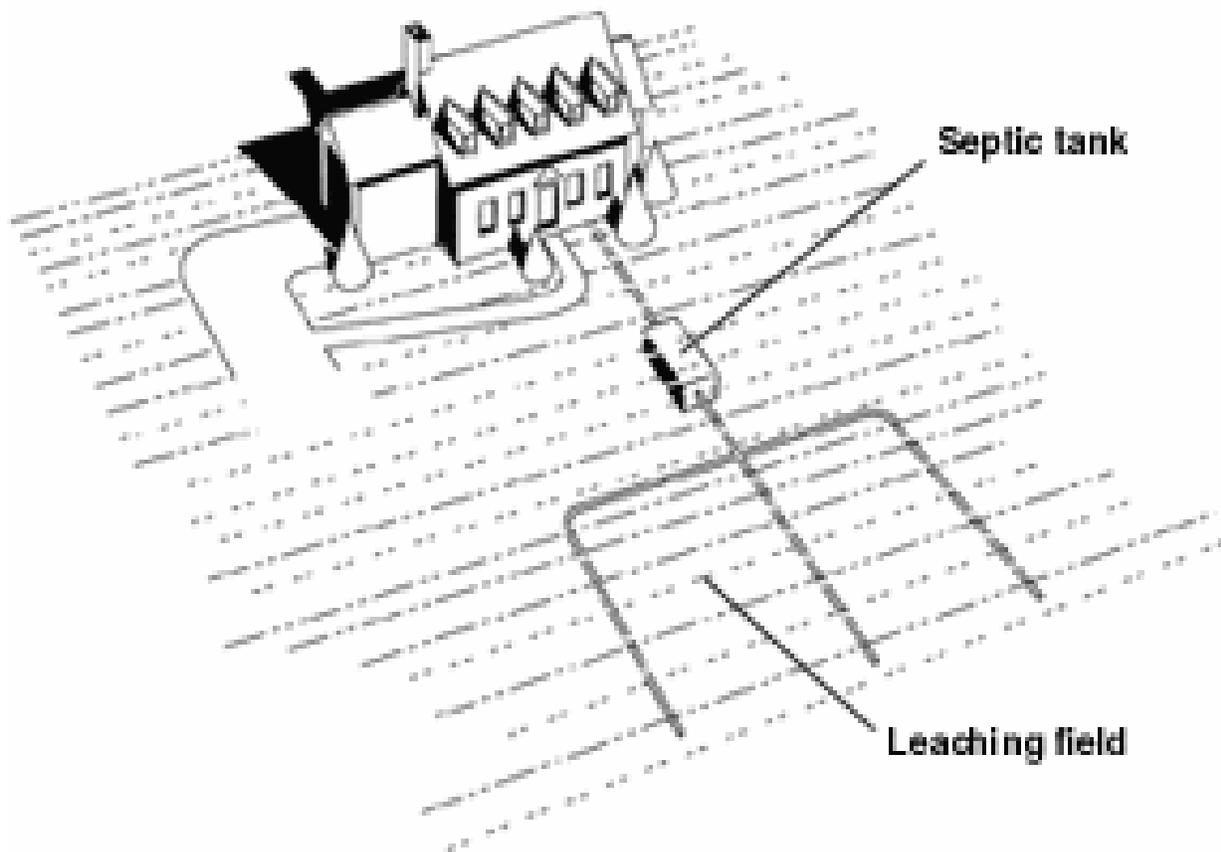
Sf—square foot/feet

WTP—Water Treatment Plant

SATP—Sewer Authority Treatment Plant



The picture below shows a sewage-disposal tank in which a continuous flow of waste material is decomposed by anaerobic bacteria.





Agricultural Security Area (ASA) Reviews

State legislation allows municipalities to create Agricultural Security Areas (ASA) when petitioned by farmers committing a minimum total of 250 acres and meeting contiguous acres area minimums. An ASA provides the landowner with additional protection from changes in surrounding land uses that could restrict his ability to farm successfully, such as complaints from adjacent residential subdivisions, condemnation by public utilities or the government, and assessments for new sewer lines running by his property. It does not restrict the farmer’s ability to sell his land for development. A municipality must submit to the County Planning Commission for review and comment the original proposal to create an Agricultural Security Area, the state-mandated Seven-Year Review of its ASA and any proposed additions/deletions between the mandated seven-year reviews. In 2006, ASA changes were reviewed for 1 municipality shown on the chart below.

<u>Municipality</u>	<u>Description</u>	<u>Month</u>
Greene Township	7-Year Review – 3 additions and two deletions, totaling a net increase of 6 parcels and 509.07 added acres to their existing ASA for a net total of 5,857.315 acres	July

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



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

During 2006, 19 projects were submitted to the Planning Commission for endorsement/consistency review.

<u>Applicant</u>	<u>Type:</u> <u>Funding/Approval</u>	<u>Project Name/Description</u>	<u>Location</u>	<u>Month</u>
City of Beaver Falls	DCNR	City-View Playground Project. Project will remove existing play equipment, level the area where the main play structure will be located, lay a concrete slab for a picnic shelter, and install lighting (& will comply with ADA requirements).	City of Beaver Falls	January
Chippewa Township	DCNR CCP	Seeking funding to allow Chippewa Township to purchase Parcel # 57-122-0188.000 (on Darlington Rd) to be used for recreational purposes.	Chippewa Twp	February
Stream Restoration Inc.	DCNR CCP	Proposed project to allow Stream Restoration Inc. to develop a comprehensive planning tool called a Rivers Conservation Plan for the Slippery Rock Creek Watershed.	Franklin Twp	April
Ambridge Area Water Authority	Federal Funding thru the EPA	Proposed project to install a new sluice gate at the intake tower, the repair/replacement of the existing sluice gate and the creation of a floating walkway to allow maintenance & equipment to access the reservoir intake tower.	Independence & Raccoon Twps	April
Beaver County Corp. for Economic Development (CED)	PA Fish & Boat Commission	Bridgewater Boating Facility Grant Application to construct a transient boat dock facility at Bridgewater Crossing. A redevelopment of a brownfield (formerly a dredging & barge repair site), Bridgewater Crossing is along the Ohio River and will be developed by CED for mixed uses providing office space, housing, entertainment, and a public riverfront park with transient boat dock.	Bridgewater Borough	June
Community Development Program of BC	CDBG 32nd Year Funded Program	6 water & sewer projects in BC: 1) Aliquippa-Waugaman St. Culvert Repair, 2) Ambridge Municipal Auth. 12th St. Sanitary Sewer Root Remover & Relining, 3) Eastvale Stormwater Control Project, 4) Midland Combined Sewer System Improvement, 5) North Sewickley Sewer Auth. Phase II Sanitary Sewer Project, & 6) Rochester Twp. Sewer Auth.—Harmony Ave. Sewer Project.	Various Locations	June
Mr. Richard Plotter	BIOS	The BCPC was asked to answer 2 questions: 1) Are there any sites currently in use or being prepared for office/industrial park use? - Yes, & 2) Is this project a priority project of the County or any economic development plan? - No	Franklin Twp	June
CO-OP	US Dept of Agriculture Rural Development	Funds to allow the CO-OP to develop & implement the BC Entrepreneurship & Technology Development Program, which will aim to provide technical assistance to existing and/or prospective rural entrepreneurs such as traditional & non-traditional students, business managers & rural residents of BC.		June
Borough of Economy	USDA low interest loan	USDA low interest loan to construct a salt storage facility to keep salt to be used for winter maintenance on approx. 60 miles of roads owned by the Borough.	Economy Boro	July
Independence Marsh	DCNR—CCP & DEP—Growing Greener	1) CCP Funding—To develop a Rivers Conservation Plan for the greater Raccoon Creek basin. 2) DEP Growing Greener Funding— To develop a simultaneous Watershed Assessment & Protection Plan for the Raccoon Creek basin.	Southern Beaver County	September

**Application Reviews**

Applicant	Type of Funding or Approval	Project Name/Description	Location	Month
BC CED	DCNR Grant	Monaca Riverfront Park—Funding to construct a riverfront park to include rehabilitation of access roads, construction of parking areas, construction of a loop walking trail & fishing access areas, installation of age-appropriate playground equipment, installation of shelter, benches & trash receptacles, construction of in-ground amphitheater seating area, restroom facilities and landscaping.	Monaca Boro	September
BC CED	DCNR Grant	Bridgewater Trail North—Funding to construct a riverfront trail, shoreline stabilization, overlooks, lighting, landscaping, sidewalks, & crosswalks along the Beaver River and Riverside Drive. To connect the existing riverfront trail to the location of the new Veterans' Memorial Bridge providing pedestrian movement along the riverfront, through the northern commercial district and across the bridge into Rochester Twp.	Bridgewater Boro & Rochester Twp	September
Ambridge Boro	DCNR - CCP	Funding to conduct a Site Use and Feasibility Study at Walter Panek Park.	Ambridge Boro	October
Brighton Twp	DCNR Grant—CCP	Community Conservation Partnerships Program Funding to further develop Hardy Field, a 22-acre park.	Brighton Twp	October
Hanover Twp	DCNR Grant—CCP	Funding to upgrade and develop ballfields. The project will include moving 2 ballfields, adding 1 ballfield & concession stand, upgrading a playground & preparing a site for a future municipal building.	Hanover Twp	October
Vanport Twp	DCNR Grant—CCP	Community Conservation Partnerships Program Funding to purchase & install a new playground in the area behind Van Buren Homes.	Vanport Twp	October
Darlington Twp	DCNR Grant—CCP	Community Conservation Partnership Program Funding for the Pedestrian Walking Trail Project in their Community Park.	Darlington Twp	October
Center Twp Water Authority	Penn Works Grant/Loan	Penn Works Grant/Loan to fund the construction of the Well Field Upgrades.	Center Twp	November
Independence Twp	General Information Form (GIF)	Michael Baker Jr., Inc.—Airside Business Park GIF—Land Use Information—Consistency Review for the Independence Marsh.	Independence Twp	November

DCNR—Department of Conservation & Natural Resources

CCP—Community Conservation Partnership

EPA—Environmental Protection Agency

CED—Corporation for Economic Development

CDBG—Community Development Block Grant

BIOS—Business in Our Sites

USDA—US Department of Agriculture



Confluence of Beaver and Ohio Rivers





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 2006, the Planning Commission received one (1) solid waste permit application for comment.

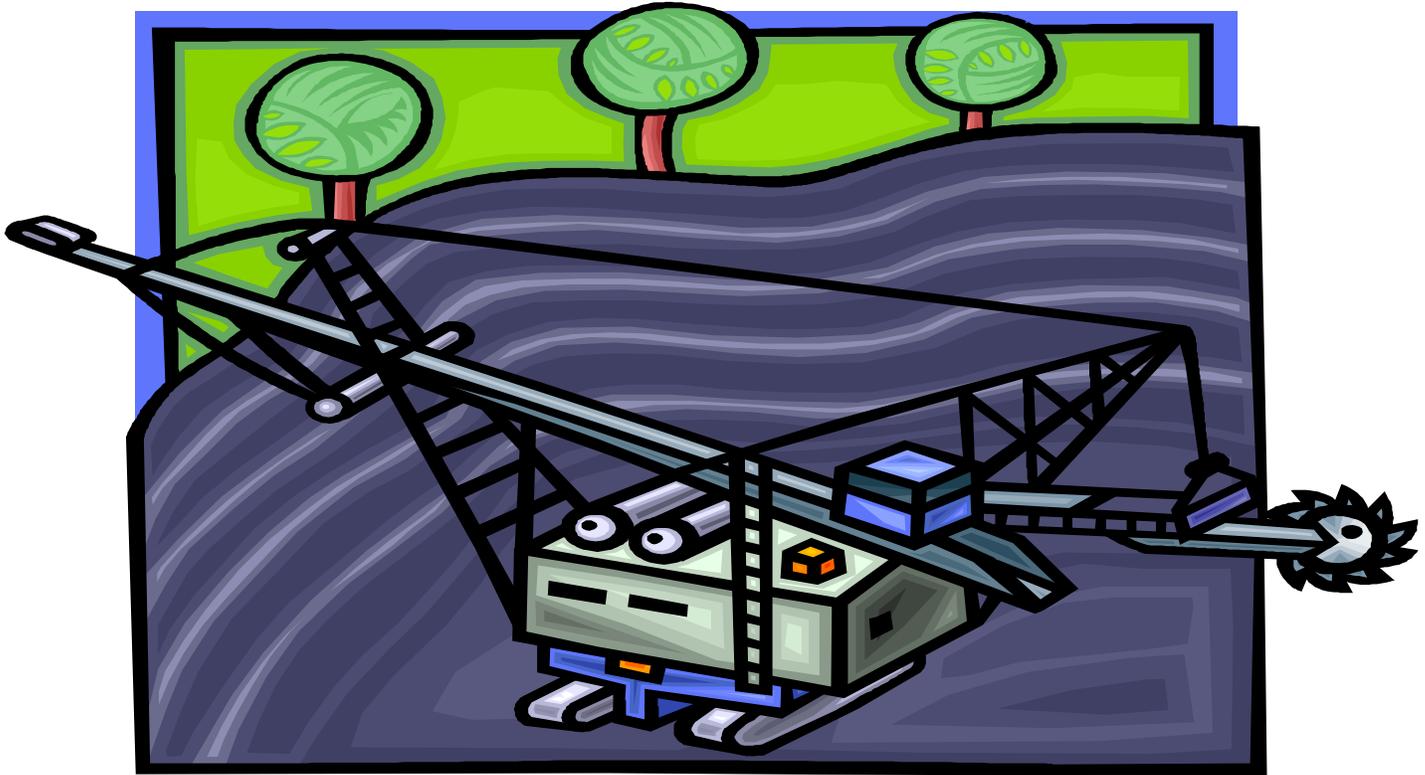
APPLICANT	LOCATION	PROJECT DESCRIPTION
Newell Rubbermaid, Inc.	Center Township	Solid Waste Management Remedial Action/Cleanup Plan for a captive hazardous waste facility on former Palmieri Site.

The Recycling Loop





Bond Releases



Mining

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

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

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

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

For 2006, the Planning Commission did not receive or review any notices.



[Permit Application Notifications](#)

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

In 2006, the Beaver County Planning Commission received and reviewed a total of 149 notifications.

<u><i>Type of Permit Application</i></u>	<u><i>Quantity</i></u>
<i>Air Quality</i>	4
<i>Encroachments Permits</i>	25
<i>Mining Activity Permits</i>	2
<i>NPDES Permits</i>	62
<i>Railroad Permits</i>	7
<i>Residual Waste Permits</i>	1
<i>Solid Waste Permits</i>	7
<i>Water Quality Permits</i>	18
<i>Water Allocation Permits</i>	6
<i>Other</i>	17
<i>Total Permits</i>	149



Grant Status Reports

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

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

The Beaver County Planning Commission (BCPC) completed all applications for grants associated with this project and the funding is as follows: \$25,000 D.C.N.R., \$34,000 Community Development Program and \$25,000 from Beaver County. In February 2006, the study committee had its fifth meeting with consultants from Pashek Associates to discuss land use issues and outline a network of greenways. In June, Commissioners Spanik and Camp accompanied the consultants and the BCPC staff on a walk along Independence Marsh Trail and the abandoned Beegle Hill Road to explore their potential as part of the greenways network. In September, DCNR granted an extension to December 31, 2007. In October, the first draft was received from Pashek Associates and, following the review, the BCPC staff met with the consultant and arranged demonstration trails.



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

On March 23, 2006, the Beaver County Board of Commissioners (BOC) approved Resolution No. 032306-17 retaining Pashek Associates as the consultant who would write the Master Site Plan for Three County Parks: Bradys Run Park, Brush Creek Park, and Old Economy Park. Topographic, boundary and site analysis work has begun and is anticipated to be completed by early spring of 2007. The Master Site Plan's anticipated completion time is for late December of 2007.

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

Kurcera International, Inc., the selected consultant, requested and received an extension from the PA Department of Agriculture to June 30, 2006. The grant was completed and closed out by March 2006.

Revenues

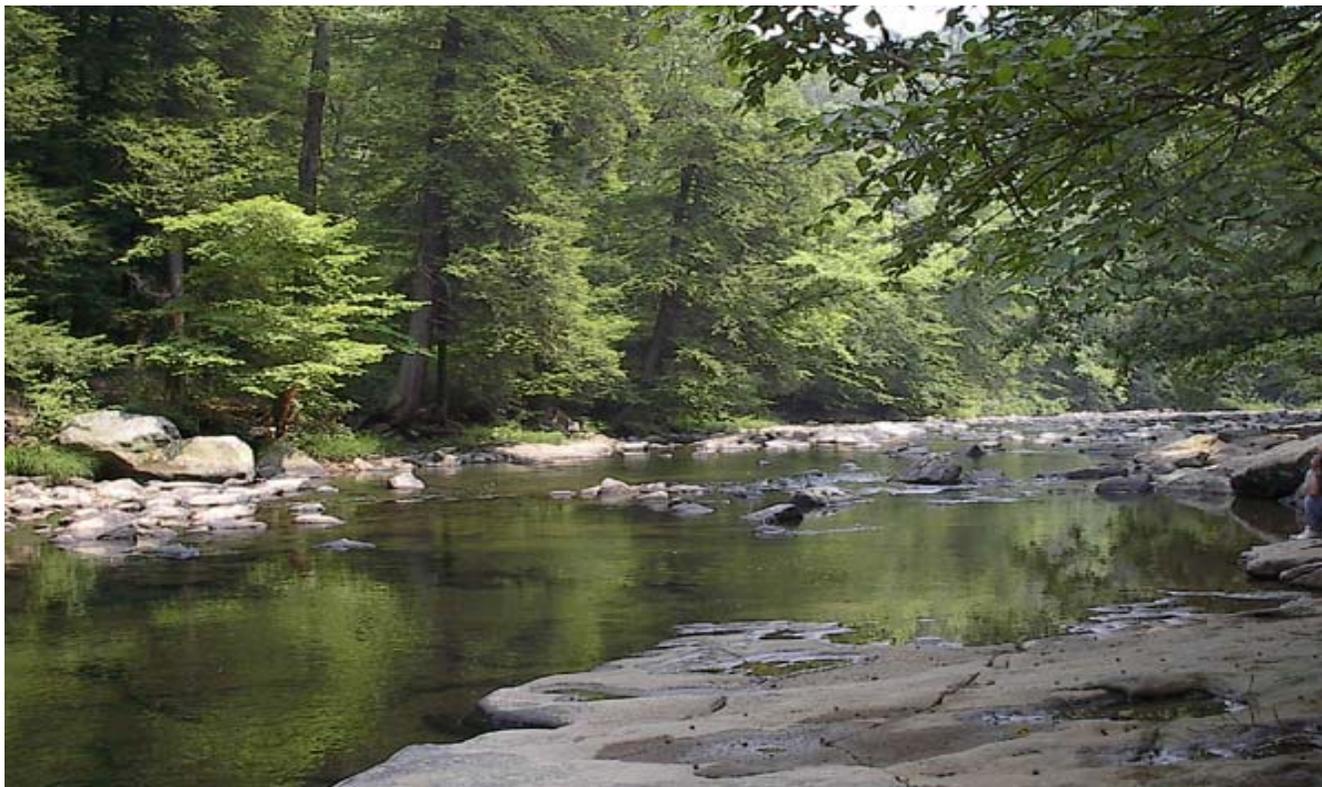
The Beaver County Planning Commission received \$15,742.95 for subdivision and land development plan submittals and \$389.00 for GIS map requests. Total revenues for 2006 are \$16,131.95



[State Water Planning Act 220](#)

The Commonwealth of Pennsylvania enacted the Water Rights Act of 1939, which regulates the withdrawal of surface water by public water suppliers. In 2006, the Beaver County Planning Commission participated in the Ohio Regional Committee meetings as a public participant in State Water Planning. Staff attends meetings that are scheduled quarterly.

~ Pennsylvania Department of Environmental Protection ~



Photograph and information originated from DEP Website for State Water Planning



State Water Planning

Executive Summary Water Resources Planning Act

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

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

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

Major components of this legislation are:

Requirement to Update the State Water Plan Within 5 Years:

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

Requirement to Register and Report Certain Water Withdrawals:

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



State Water Planning

Identification of Critical Water Planning Areas:

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

Creation of Critical Area Resource Plans:

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

Establishment of a Voluntary Water Conservation Program:

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



Natural Infrastructure Project

The Southwestern Pennsylvania Commission (SPC), the Pennsylvania Environmental Council, and the Heinz Foundation began the development of a Regional Natural Infrastructure Project (NI) for the ten counties of southwestern Pennsylvania. Through a cooperative outreach, NI seeks to engage the regional community in discovering links between the region's landscape and its economic health. The resulting documents will recommend ways to best use our natural infrastructure for the benefit of the entire region and can be used by Beaver County as a valuable source of information and data to aid and guide the County and its municipalities regarding conservation, development and marketing decisions. It is believed that the broad array of services, products, habitat, and recreational amenities in the region are and can become sources of increasing competitive advantage in today's economy. The BCPC has been actively participating in this effort since the spring of 2002 through its representation on the NI County Advisory Group and the NI Steering Committee. The Beaver County Planning Commission continues this effort through 2006.

Beaver River Conservation Plan

In advisory committee meetings held in September and October of 2006, BCPC staff met with the Pennsylvania Environmental Council (PEC) and Environmental Planning and Design (EPD) to review maps, data and composite analysis. During that time, a CD containing a draft copy of the Beaver River Conservation and Management Plan was also received from the PEC. It consists of two components:

1. Watershed Resource Study-data component that summarizes existing information about river-related resources.
2. River Conservation Management Plan-uses public and municipal input, data component and watershed analysis to suggest projects or strategies that will restore, enhance or conserve Beaver River resources.

Census 2000

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



[E-library](#)

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

[Transportation Planning](#)

During 2006, the Beaver County Planning Commission, in conjunction with the Board of Beaver County Commissioners, was involved in several transportation projects involving pedestrian and bicycle trails, highways, bridges, and railroads. Planning staff attended and were actively involved in many SPC and PennDOT committees and work sessions on roads, bridges, highway enhancements, freight movement, Maglev, transportation corridors studies, highway safety and congestion management, air quality, bike and pedestrian trails and mass transit.

The Planning Commission was actively involved in monitoring the state highway plan for Beaver County and assuring projects moved forward in a timely manner. Staff were also involved in the planning of the upcoming 2007-2010 Transportation Improvement Program (TIP). This plan required by the Federal Highway Administration (FHA) and Federal Transit Administration (FTA) was approved for funding by both the State Highway Commission and the FHA for the years 2007 through 2010. This program identifies the various transportation projects to be funded during federal fiscal years, which begin in October of 2006 and continue through September 2010. The program includes state-owned and maintained highways and bridges as well as county roads and bridges. The Planning Commission staff attended several meetings and workshops designed to establish the highway and bridge projects and program schedules for relocation and rehabilitation of area roads and bridges, the funding of Transportation Enhancement Projects including a Safe Route to School Transportation project for Aliquippa High School. The staff successfully negotiated with PennDOT and surrounding counties for highway and bridge projects. A listing of the projects on the current *2007-2010 Transportation Improvement Plan* is included in the following chart. A more detailed description of the proposed TIP is available for review at www.spcregion.org

2007-2010 Transportation Program Projects

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



Public Participation Panel

This panel, reappointed every two years, is responsible for the public input into the development of transportation and economic development projects as well as the review of existing plans and proposed projects. The current panel membership expired in December 2006 and the Panel is awaiting new appointments from the Board of Beaver County Commissioners. The panel is comprised of Beaver County residents representing various cultural, business and institutional clients who have interest in a wide range of transportation issues. Most transportation programs and projects can be obtained from the Southwestern Pennsylvania Commission (SPC). www.spcregion.org Phone 412-391-5590.

Transportation Enhancement Program

This program uses federal and state highway funding to develop transportation-related projects such as bicycle and pedestrian trails, landscape improvements to central business districts, development of transportation museums, and creating safe routes to public schools for students. Applications for the 10-county SPC region were reviewed and ranked according to evaluation criteria developed for this program. Aliquippa School District submitted an application to redesign and construct a new trail from various streets in Aliquippa to the school complex. The project was funded in 2006.

Long-Range Plan

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



Geographic Information System Activities

The Beaver County Planning Commission is preparing a county road map in conjunction with the Parks and Recreation Department. The map is intended to replace the former county map which was last updated in 2000. The new map is larger than the previous county map and contains more detail. The new map is awaiting funding by the County for printing. In December of 2005, the County established the GIS Committee and two Planning Commission staff members serve on that committee. This committee was presented with a proposal to create new electronic maps from county tax maps.

New aerial color orthophotography of the entire county was delivered to the County by the United States Geological Survey. The photographs are 1" to 2400" scale and are available from the Planning Commission at various sizes.

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

A new version of the GIS software was delivered in December and provides functions for the production of various maps.



example of an aerial photo with a electronic map file road cover.



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.

Ambridge Borough



Ambridge High School Land Development



Economic Development

Center Township

Stonequarry Commons



Marshalls



Kohl's



Aldi's

Kohl's, Marshalls, Ross Dress for Less Land Development



Economic Development
Center Township

Center Point Shopping Center Land Development





Economic Development

Center Township



Forza Group Site Plan, Comfort Inn



Economic Development

Franklin Township



Clearwater Estates Land Development



Economic Development

Land Developments reviewed in 2006. This land development was under construction and completed in 2006.

Beaver Borough



Elysium on the Park Condo LD

Center Township



Teri Tatalovich Land Development Plan



Economic Development

Hopewell Township



Bet-Tech Industrial Park LD



Get Go Fuel Station Store # 3694 LD located in Green Garden Plaza

**Land Developments Reviewed in 2006**

<i>Municipality</i>	<i>Land Development</i>
Beaver Borough	Elysium on the Park Condo LD
Beaver Falls City	UFAS New Apartment Bldg & Existing Bldg Renovations at Pleasantview Homes for Beaver County Housing Authority.
Big Beaver Borough	Turnpike Distribution Center LD
Brighton Township	Sal Diana Plaza LD
Center Township	Center Township Area High School LD
Center Township	Center Point Associates (Stone Quarry Commons) LD
Center Township	Dick's Sporting Goods at Beaver Valley Mall LD
Center Township	Morry & Joyce David LD Plan
Center Township	Stonequarry Condos LD (Wynlah Properties)
Center Township	Teri Tatalovich Land Development Plan
Center Township	T-Mobile Cell Tower LD (Marketplace)
Center Township	Vesuvio's Restaurant LD
Chippewa Township	Corporation for Owner-Operator Projects CO-OP LD
East Rochester Borough	Stone Edge Apartments LD
Economy Borough	Economy Residential Development Beaver Street LD
Economy Boro/New Sewickley Twp	Liberty Hills LD
Greene Township	Cingular Wireless Communications Facility LD
Harmony Township	Duquesne Light Legionville Service Center LD
Harmony Township	The Hannon Companys Site Plan LD



Land Developments Reviewed in 2006

Hopewell Township	Arctic Partners Storage Warehouse Complex LD
Hopewell Township	Beaver Valley Slag Equipment Garage LD
Hopewell Township	Bet-Tech Industrial Park LD
Hopewell Township	Get Go Fuel Station Store # 3694 LD
Hopewell Township	The Village at Beaver Lakes LD
North Sewickley Township	Nottingham Condo Development Phase I LD
Ohioville Borough	Lock 57 Community Park LD
South Beaver Township	Rainbow Mobile Veterinary Clinic LD



Beaver County Board of Commissioners

New Chairman of the Board named



Charles A. Camp



Joe Spanik, Chairman



Dan Donatella

The Board of County Commissioners is responsible for the orderly and efficient operation of county government. The Board is the seat of legislative and executive powers in the county and has authority in the following areas: budgets and finance, debts, contracts, appointment of department heads and staff in departments that report directly to the Board, as well as appointments to the many authorities, commissions and boards. At the end of 2006, Dan Donatella announced that he will step down as chairman and Joe Spanik was named the new chairman.



Beaver County Planning Commission Board

The Beaver County Planning Commission is comprised of nine (9) residents of Beaver County who volunteer their time to serve on the board. Board members are appointed by the Board of Beaver County Commissioners to serve 4 year staggered terms. The chairperson and vice chairperson are selected by the Planning Commission board members and serve a two-year term. At the December 2006 meeting, the Board selected Charlotte Somerville, Chairperson; and Mark LaValle, Vice Chairperson. This board meets the third Tuesday of every month at the Buchanan Building Conference Room, 2nd floor, 650 Corporation Street, Beaver, PA 15009. The public meeting begins at 12:30 pm.



**Charlotte Somerville
Chairperson**



**Mark LaValle
Vice Chairperson**



Beaver County Planning Commission staff



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

Beaver County Planning Commission

Beaver County Courthouse

810 Third Street

Beaver, PA 15009

Phone: (724) 728-5700

Fax: (724) 775-3915

www.beavercountypa.gov/planning