

Beaver County Planning Commission

2008 Annual Report





Annual Report

Beaver County
Planning Commission

2008

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

At this time, the Beaver County Planning Commission presents the 2008 Annual Report.



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

Tony Amadio began his first term as a Beaver County Commissioner on January 4, 2008, and was elected Chairman of the Board of Beaver County Commissioners at that time. A career public servant, Mr. Amadio brings over three decades of experience as a teacher, and twenty-four years of experience as a township supervisor to Beaver County.

Mr. Amadio is proud of his achievements in Center Township. As a supervisor, he was instrumental in managing the growth of Center Township into the county's major commercial, residential, and educational hub. During his tenure, tens of millions of dollars were invested in infrastructure improvements which led to a major expansion of the housing and retail area. At the same time, he worked hard to insure that neighborhoods retained a safe, comfortable environment for the citizens of his community. Commissioner Amadio intends to use this same type of common sense management to insure that all the communities of Beaver County can reach their greatest potential, while providing opportunities for renewal in each neighborhood.

Mr. Amadio is a life-long resident of Beaver County. He is a graduate of the Community College of Beaver County and California State University of Pennsylvania. In addition, he has taken graduate courses at Penn State Beaver Campus, Youngstown State University, and the Taft Institute at Lehigh University. He spent thirty-three years in the classrooms of the Center Area School District, where he worked to educate and inspire over 4,000 middle and high school students.

In the community, he is an active member of the Center Township Volunteer Fire Department, a Boy Scout Citizenship Merit Badge counselor, and member of St. Francis Cabrini Roman Catholic Church. Formerly, he served as Fire Marshall, 911 Coordinator, and on the Aliquippa/Hopewell/Center Corridor Study Committee. He has belonged to both the USW Local 1211 and the NEA/PSEA/CAEA.

Mr. Amadio is married to the former Cheryl Solomon. They are the parents of Tony and Michelle (Fratangeli) Amadio, Amy and Erik Fredericks, and the proud grandparents of Gianna Michelle Amadio.



Joe Spanik
Beaver County Commissioner
2004-present

Joe Spanik began his second four-year term as a Beaver County Commissioner on January 4, 2008. He took office for his first term in 2004 and served as Chairman during 2007. Mr. Spanik was previously the AFL-CIO Community Services Liaison for the United Way of Beaver County for eighteen years and has been very involved with the labor movement for over forty years, having served as Executive Vice President of the Beaver County Labor Council.

During his tenure, Mr. Spanik has continued his interest in economic development and job creation, both on county and regional levels. He serves on the Executive Boards of the Southwestern Pennsylvania Commission (SPC) and the Pennsylvania Regional Alliance (PRA). Mr. Spanik also helped to found the Beaver County Minority Coalition and serves as Advisor.

Mr. Spanik has a long record of community service. He has been an active democrat for over forty years. He was elected to the Democratic State Committee in 2006 and previously attended the Democratic National Convention as a delegate in 1992. He has served on the Boards of Directors of the Southwestern Pennsylvania Area Labor-Management Committee, Beaver County Transit Authority, Beaver Initiative for Growth, Aliquippa Community Hospital, UPMC Health Plan Labor Advisory Board, Mental Health/Mental Retardation Advisory Board, and the Beaver County School-to-Work Committee, among others. He has been honored by the Beaver County Salvation Army, the Boy Scouts of America Greater Pittsburgh Council, Beaver County Labor Council, the American Red Cross, and received a Humanitarian Award in the field of labor at the local Dr. Martin Luther King Jr., Day commemoration banquet.

A graduate of Midland High School, Mr. Spanik holds additional certifications from the United Way of America National Academy of Volunteerism, the Union Leadership Academy at Penn State, and from the national AFL-CIO. Prior to his position with the United Way, Mr. Spanik was a construction worker at the Shippingport Power Plant and a production worker at Crucible Steel Company in Midland.

Throughout his career, Commissioner Spanik has dedicated himself to advocating for others to have better lives, especially for the recently unemployed, and has worked very hard to make sure that they and their families have access to all of the services and resources necessary to survive under trying circumstances.



Charles A. Camp
Beaver County Commissioner
1999-present

Charles A. Camp began his third four-year term as a County Commissioner in January 2008. He was elected to the Board of Beaver County Commissioners in 1999 after having served as a Jury Commissioner from 1997 to 1999. Mr. Camp is the third generation of his family to serve as a County Commissioner, following in the footsteps of his father, James, and his grandfather, Gordon.

He has served as Chairman of the County's Bridge Committee and as Beaver County's representative and Vice Chairman of the Southwestern Pennsylvania Commission (SPC) Executive Committee, where he has been responsible for the reconstruction of 11 county bridges (including the proposed Veterans Memorial Bridge) as well as spearheading other long-neglected transportation infrastructure projects, such as Freedom Road upgrade.

A native of Rochester, Mr. Camp formerly owned Gordon Camp Cleaners in Rochester. Prior to his election, Mr. Camp was vice president of the Rochester Area Business Improvement Authority, director of the Rochester Development Corporation, and a member of the council of Grace Lutheran Church. An avid outdoorsman who enjoys golf, hunting, hiking, horseback riding, gardening, and biking, Commissioner Camp has taken a special interest in the county's parks and recreation programs during his tenure. He also volunteers in the Blackhawk School District with the P.T.O., youth soccer, and cub scouts.

Mr. Camp graduated from Rochester High School, where he was a member of the 1975 MAC championship football team. He has a degree in Business Administration from Truman State University in Missouri. He presently resides in Patterson Township with his wife, Jane, who works for the Pennsylvania Cyber Charter School, and their three children: Connor, age 14; Spencer, age 12; and Meredith, age 10.



Beaver County Planning Commission Board



Charlotte Somerville, Chairperson
May 1993-Present



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



John W. Bragg
November 1997-Present



Judith Charlton
March 1979-Present



John McCandless
June 2002-Present



James A. Mitch
February 1986-Present



Dennis Rousseau
January 2004 –December 2008



Howard Stuber
July 1997-Present



Joseph Zagorski
March 1997-Present



Samuel J. Orr , III ,
Legal Council

In December 2008, Dennis Rousseau's term expired and he did not wish to be re-appointed, as he wishes to give someone else a chance to serve on the board. The Board and the Staff thank Mr. Rousseau for his service, and wish him well in future endeavors.



Doniele J. Andrus
Beaver County and Lawrence County Shared Greenways and
Environmental Planner

Doniele is a 2001 Graduate of Slippery Rock University. She holds a Bachelor of Science Degree in Environmental Planning and a second Bachelor of Science Degree in Geography.

She was employed by Butler County Planning Commission from 2000-2007. In Butler, she was an Associate Planner doing all plan reviews and served as the county Environmental Advisory Council coordinator (million dollar annual budget). She assisted in writing the County Subdivision and Land Development Ordinance. Also, she performed other tasks such as transportation planner, grant writer, municipal liaison, and other various tasks as assigned.

In addition, she was employed by Mackin Engineering in 2007 until taking this job as the Beaver County and Lawrence County Shared Greenways and Environmental Planner in 2008. At Mackin, she was a Senior Planner working on projects which included the Multi-Municipal Comprehensive Plan for five municipalities in Northwestern Butler County, Multi-Municipal Comprehensive Plan for Donegal Township and Donegal Borough in Westmoreland County, Single Comprehensive Plan for East Bethlehem Township in Washington County, and she assisted with preparing three, single-municipality zoning ordinances. She is the President of Friends of McConnell's, a (501c3) non-profit organization in Lawrence County. She has been a member of APA and PPA since 2001.



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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 that enable the community to develop appropriately. The subject areas of the plan include land use, housing, streets and roads, recreation, education, health, water, sewage, governmental services, economic development and community facilities. In 2008, the Beaver County Board of Commissioners signed an agreement with Pashek Associates to prepare a new Comprehensive Plan. The purpose of this plan is to guide future growth and economic development and to establish a coordinated strategy for meeting our residents' economic and social needs in a way that balances new development and redevelopment of existing places, and preservation of natural, cultural and historic assets in a manner that protects, preserves and enhances the quality of life for all County residents. The county established a steering committee to direct public input on important issues facing Beaver County. In addition, three public meetings were held and an online survey was created by Pashek Associates. The survey was made available to the public on www.beavercountypa.gov. The survey was called the "2008 Beaver County 'Quality of Life' Survey."

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

Municipal Comprehensive Plans

The Beaver County Planning Commission did not receive any municipal comprehensive plans for review.

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

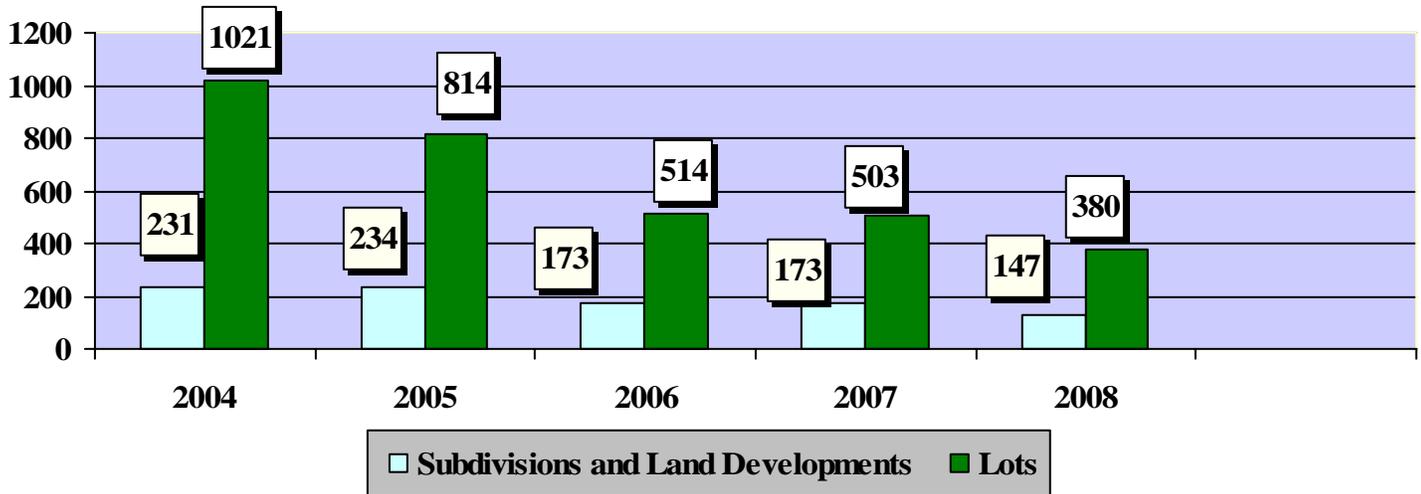


Subdivisions and Land Developments

Summary

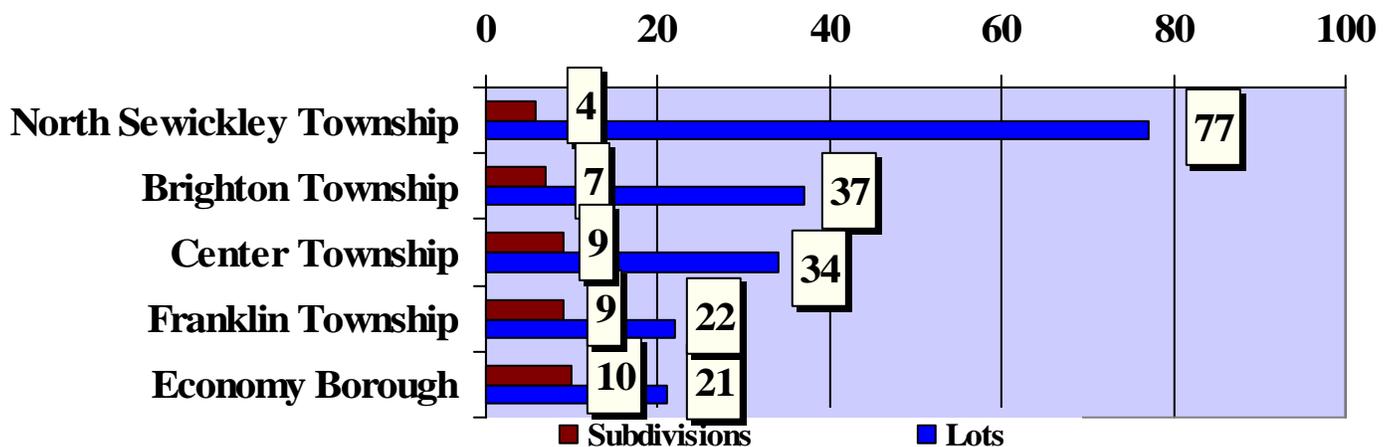
The Beaver County Planning Commission reviewed 147 subdivision and land development submittals during 2008. Of the submittals, 62 were minor subdivisions (two or less lots, lot line adjustments); 60 major subdivisions (3+ lots); and 25 land developments (multi-family or non-residential). Lots created or proposed for development numbered 380. A total of 3,200.83 acres were affected.

5-Year Comparison



The municipality with the most lots was North Sewickley Township with 77. Brighton Township was second with 37 lots. Center Township was third with 34 lots. Franklin Township was fourth with 22 lots. Economy Borough was fifth with 21 lots.

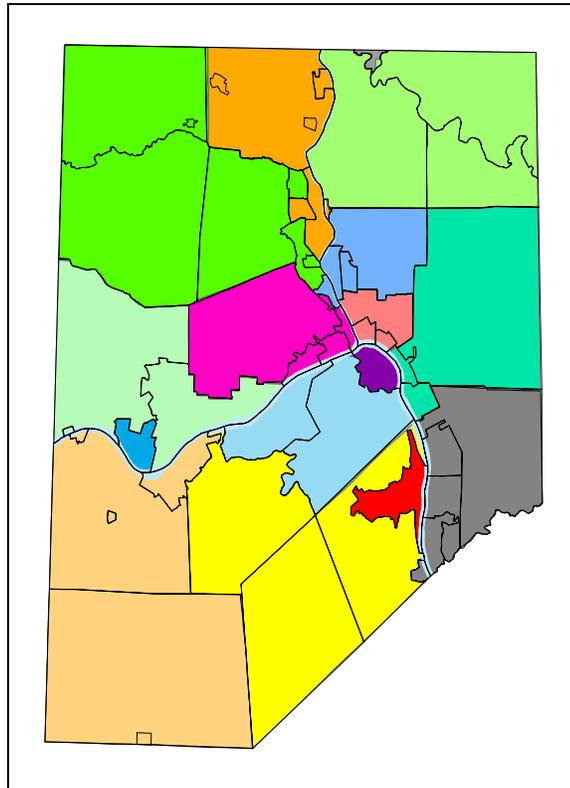
Top 5 Municipalities





School Districts

School District	Lots	Acres
Aliquippa	6	13.124
Ambridge Area	33	324.8415
Beaver Area	44	188.7365
Big Beaver Falls Area	21	385.693
Blackhawk Area	32	276.1396
Center Area	34	209.318
Ellwood City (BC)	0	0
Freedom Area	16	83.2205
Hopewell Area	27	784.1195
Midland	2	8.316
Monaca	0	0
New Brighton Area	12	167.737
Riverside Beaver Co.	103	346.577
Rochester Area	10	11.2217
South Side Area	33	305.7434
Western Beaver Area	7	96.038
Total	380	3,200.83



Legend

schdist	<all other values>	FREEDOM AREA
		HOPEWELL AREA
DISTNAM		MIDLAND
	ALIQUIPPA	MONACA
	AMBRIDGE AREA	NEW BRIGHTON AREA
	BEAVER AREA	RIVERSIDE/BEAVER
	BIG BEAVER FALLS AREA	ROCHESTER AREA
	BLACKHAWK	SOUTH SIDE AREA
	CENTER AREA	WESTERN BEAVER AREA
	ELLWOOD CITY	

Picture taken from School District web page



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



Subdivisions and Land Developments

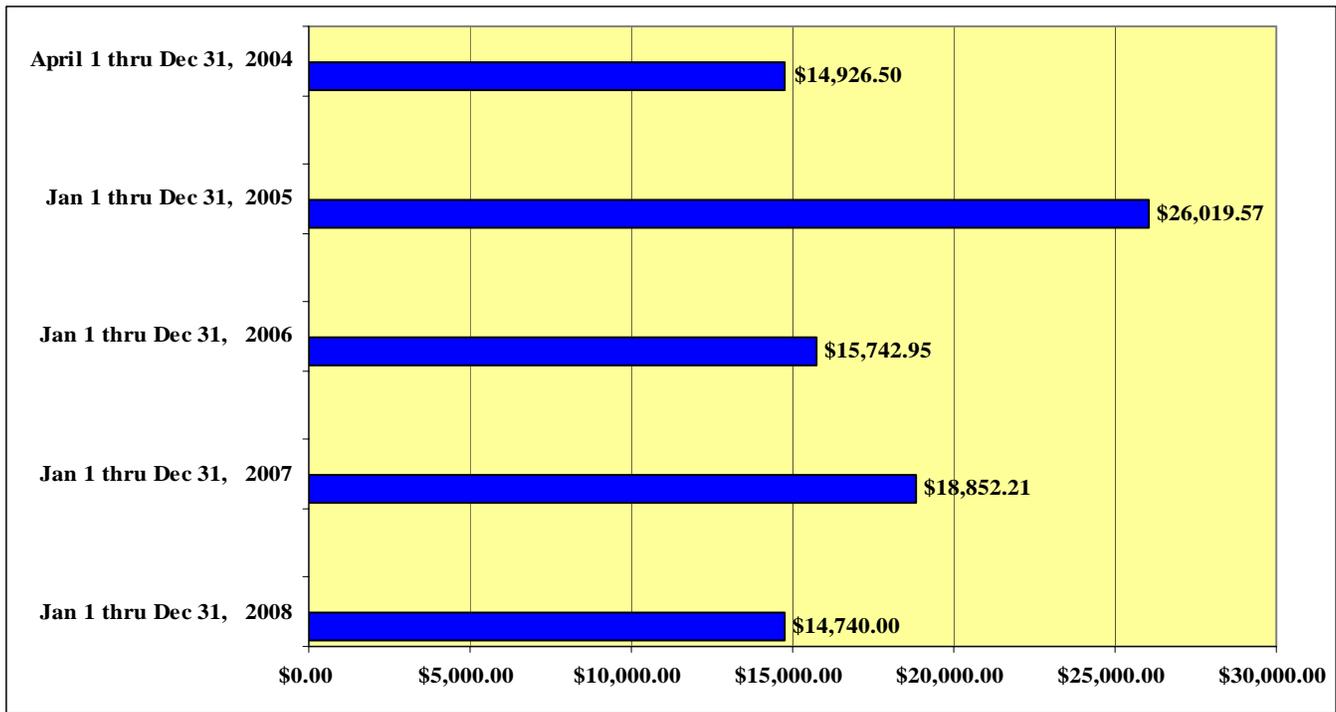
The Beaver County Planning Commission is required by the *Pennsylvania Municipal Planning Code Act of 1968, P.L. 805. No. 247 as amended, Article V* to review land development plans prior to municipal approval; the definition in the MPC for land developments is as follows:

“Land development,” any of the following activities:

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

Plan Review Fees

The Beaver County Planning Commission began a fee collection for the review of subdivision and land development plan submittals in March of 2004. The chart below indicates the amount collected over the 45-month period to the end of 2008, and averages about \$1,745.36 per month or about \$19,635.31 per year. The base fee was increased in April 2008 to \$75.00. The total amount collected from April 1, 2004, to December 31, 2008, was \$93,281. 23.





Subdivisions and Land Developments

<i>Municipality</i>	<i>Land Development Plans Reviewed in 2008</i>	<i>Acres to be Affected</i>
Aliquippa City	Aliquippa Jr./Sr. High School LD	24.5
	Aliquippa Elementary School LD	10.9
	Recycling Reclamation Services LLC LD	7.58
Ambridge Boro	Ambridge Redevelopment Project Phase I—BC Emergency Response Center LD	6.24
Beaver Boro	College Square Elementary School Renovations LD	0.008
Beaver Falls City	Beaver Falls Ball Fields for Beaver Initiative for Growth BIG LD	35.63
	Pedestrian Mall—Geneva College	11.2495
Brighton Twp	Beaver Medical Center Building Addition LD	9.14
	Fire Station LD (owned by Valley Medical Facilities to be leased to Brighton Twp)	1.5
	Tusca Shop N Save LD	7.399
Center Twp	Heritage Box Company Addition LD	2.185
	Skoff Dental Office	0.137
	Stonybrook Farm LD	17.8
Chippewa Twp	Chippewa Evangelical Free Church Access Drive & Add'l Parking	26.44
Daugherty Twp	McGuire Memorial Education Bldg LD	74.72
	Sylvania Hills Mausoleum Addition LD	3.94
	Route 68 Storage Facility Expansion LD	5.81
	Young Plan LD	0.94
Economy Boro	C J Mergenthaler LS	2.201
Franklin Twp	Clearwater Estates LD	22.12
Harmony Twp	Dollar General LD	0.69
Hopewell Twp	Tony Dorsett Stadium LD	50.8835
	Electrode Industries Inc. LD	0.312
Ohioville Borough	Phase 2 Construction Plan for Lock 57 Community Park	11.95
Potter Twp	Additions & Alterations for Keystone Simulation & Education Center LD	18.18
	Total acreage	352.455

**Subdivisions and Land Developments**

February 2008	
Ohioville Borough	Phase 2 Construction Plan for Lock 57 Community Park
March 2008—None	
April 2008	
Aliquippa City	Aliquippa Jr./Sr. High School
Aliquippa City	Aliquippa Elementary School
Beaver Borough	College Square Elementary School Renovations
Beaver Falls City	Pedestrian Mall Project—Geneva College
Center Township	Skoff Dental Office
Daugherty Township	Sylvania Hills Mausoleum Addition
Daugherty Township	Young Plan LD
May 2008	
Chippewa Township	Chippewa Evangelical Free Church Add'l Parking & Access Drive LD
Hopewell Township	Selectrode Industries Inc. LD
June 2008	
Ambridge Borough	Ambridge Redevelopment Project Phase I—BC Emergency Response Center LD
Center Township	Stonybrook Farm LD
Daugherty Township	McGuire Memorial Education Building LD
Franklin Township	Clearview Estates LD
July 2008	
Brighton Township	Beaver Medical Center Building Addition LD
Brighton Township	Tusca Shop'n Save LD
Potter Township	Additions & Alterations for Keystone Simulation & Education Center LD
August 2008	
Aliquippa City	Recycling Reclamation Services LLC LD
September 2008	
Beaver Falls City	Beaver Falls Ball Fields LD
Daugherty Township	Route 68 Storage Facility Expansion LD
October 2008	
Center Township	Heritage Box Company Addition LD
Harmony Township	Dollar General LD (No Municipal Subdivision Ordinance)
Hopewell Township	Tony Dorsett Stadium LD



Subdivisions and Land Developments

Land Developments Reviewed in 2008

November 2008	
Brighton Twp	Fire Station LD (owned by Valley Med Fac to be leased to Brighton Twp)
Economy Borough	C J Mergenthaler LD
December 2008—None	

**Subdivisions and Land Developments by Municipality for 2008**

<i>Municipality</i>	<i>Subdivisions</i>	<i>Lots</i>	<i>Acres</i>	<i>Land Developments</i>	<i>Existing Acres</i>	<i>Developed Acres</i>
City of Aliquippa	3	6	13.124	3	42.98	42.98
Ambridge Borough	2	6	67.021	1	16	6.24
Baden Borough	1	2	1.57	0	0	0
Beaver Borough	2	6	0.952	1	2	0.008
City of Beaver Falls	3	8	24.883	2	46.8795	46.8795
Big Beaver Borough	6	13	360.81	0	0	0
Bridgewater Borough	0	0	0	0	0	0
Brighton Township	7	37	186.2135	3	18.039	18.039
Center Township	9	34	209.318	3	20.122	20.122
Chippewa Township	3	6	46.38	1	26.44	26.44
Conway Borough	0	0	0	0	0	0
Darlington Borough	0	0	0	0	0	0
Darlington Township	2	5	149.721	0	0	0
Daugherty Township	5	12	167.737	4	207.47	85.41
East Rochester Borough	0	0	0	0	0	0
Eastvale Borough	0	0	0	0	0	0
Economy Borough	10	21	172.137	1	2.201	2.201
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	9	22	233.245	1	22.12	22.12
Freedom Borough	2	5	2.1355	0	0	0
Georgetown Borough	0	0	0	0	0	0
Glasgow Borough	0	0	0	0	0	0
Greene Township	6	16	197.4944	0	0	0
Hanover Township	7	17	108.249	0	0	0
Harmony Township	2	4	84.1135	1	0.69	0.69
Homewood Borough	0	0	0	0	0	0
Hookstown Borough	0	0	0	0	0	0
Hopewell Township	6	14	138.2917	2	51.1955	51.1955



<i>Municipality</i>	<i>Subdivisions</i>	<i>Lots</i>	<i>Acres</i>	<i>Land Developments</i>	<i>Existing Acres</i>	<i>Developed Acres</i>
Independence Township	5	11	632.4759	0	0	0
Industry Borough	1	2	14.96	0	0	0
Koppel Borough	0	0	0	0	0	0
Marion Township	2	4	37.374	0	0	0
Midland Borough	1	2	8.316	0	0	0
Monaca Borough	0	0	0	0	0	0
New Brighton Borough	0	0	0	0	0	0
New Galilee Borough	0	0	0	0	0	0
New Sewickley Township	6	11	81.085	0	0	0
North Sewickley Township	4	77	75.958	0	0	0
Ohioville Borough	2	5	81.078	1	11.95	11.95
Patterson Heights Borough	0	0	0	0	0	0
Patterson Township	2	4	1.5906	0	0	0
Potter Township	0	0	0	1	18.18	18.18
Pulaski Township	0	0	0	0	0	0
Raccoon Township	2	2	13.3519	0	0	0
Rochester Borough	1	3	5.8	0	0	0
Rochester Township	4	7	5.4217	0	0	0
Shippingport Borough	0	0	0	0	0	0
South Beaver Township	4	12	76.316	0	0	0
South Heights Borough	0	0	0	0	0	0
Vanport Township	1	1	1.571	0	0	0
West Mayfield Borough	2	5	2.132	0	0	0
White Township	0	0	0	0	0	0
Total	122	380	3,200.83	25	486.267	352.455

Subdivisions and Land Developments = 147 total submittals

Subdivision Acreage and Land Development Acreage = 3,687.097 total acres

**Building Permits**

Municipality	Single Family	Commercial/ Industrial	Improvements	Demolition	Total Permits	Value \$
City of Aliquippa	0	6	3	6	15	696,500
City of Beaver Falls	4	12	15	14	45	9,370,460
Ambridge Borough	NONE	RECEIVED				
Baden Borough	0	0	39	0	39	443,713
Beaver Borough	0	8	51	1	60	10,599,976
Big Beaver Borough	2	1	12	2	17	236,707
Bridgewater Borough	0	1	1	0	2	150,000
Conway Borough	2	4	18	0	24	4,299,734
Darlington Borough	NONE	RECEIVED				
East Rochester Borough	0	3	5	4	12	167,290
Eastvale Borough	NONE	RECEIVED				
Economy Borough	20	3	148	2	173	10,331,139
Ellwood City Borough	0	0	1	1	2	12,000
Fallston Borough	0	2	0	0	2	110,000
Frankfort Springs Borough	NONE	RECEIVED				
Freedom Borough	0	1	7	0	8	230,600
Georgetown Borough	NONE	RECEIVED				
Glasgow Borough	0	0	1	0	1	-
Homewood Borough	NONE	RECEIVED				
Hookstown Borough	NONE	RECEIVED				
Industry Borough	0	1	11	0	12	228,501
Koppel Borough	0	1	0	0	1	67,000
Midland Borough	0	7	10	7	24	156,235
Monaca Borough	0	3	11	8	22	776,208
New Brighton	1	4	18	5	28	522,235
New Galilee Borough	0	0	2	0	2	-
Ohioville Borough	6	2	28	1	37	1,933,280
Patterson Heights Borough	NONE	RECEIVED				
Rochester Borough	0	0	6	1	7	8,000
Shippingport Borough	0	0	1	0	1	350

**Building Permits**

Municipality	Single Family	Commercial/ Industrial	Improvements	Demolition	Total Permits	Value \$
South Heights Borough	NONE	RECEIVED				
West Mayfield Borough	NONE	RECEIVED				
Brighton Township	23	3	72	1	99	8,398,872
Center Township	15	2	57	4	78	3,557,662
Chippewa Township	11	4	43	0	58	4,837,184
Darlington Township	1	5	14	0	20	1,159,542
Daugherty Township	2	2	26	0	30	4,305,285
Franklin Township	4	7	10	0	21	1,054,500
Greene Township	4	0	6	0	10	402,997
Hanover Township	4	0	7	0	11	685,500
Harmony Township	0	0	1	0	1	-
Hopewell Township	21	3	38	1	63	5,208,824
Independence Township	3	0	15	2	20	449,214
Marion Township	0	0	15	0	15	99,500
New Sewickley Township	14	4	64	4	86	5,597,945
North Sewickley Township	6	3	27	0	36	2,058,252
Patterson Township	2	0	24	0	26	541,450
Potter Township	0	4	0	1	5	797,214
Pulaski Township	1	1	5	1	8	18,900
Raccoon Township	2	1	31	0	34	949,690
Rochester Township	1	2	15	2	20	201,416
South Beaver Township	10	1	27	0	38	1,889,958
Vanport Township	0	3	1	1	5	85,650
White Township	NONE	RECEIVED				
TOTALS	159	104	886	69	1,218	82,639,483

TOP 5's**SINGLE FAMILY**

Brighton Twp 23
Hopewell Twp 21
Economy Boro 20
Center Twp 15
New Sewickley 14

COMMERCIAL/IND.

Beaver Falls 12
Beaver Boro 8
Midland Boro 7
Franklin Twp 7
Aliquippa 6

TOTAL PERMITS

Economy Boro 173
Brighton Twp 99
New Sewickley 86
Center Twp 78
Hopewell Twp 63

VALUE

Beaver Boro \$10,599,976
Economy Boro \$10,331,139
Beaver Falls \$9,370,460
Brighton Twp \$8,398,872
New Sewickley \$5,597,945

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 20 requests for review of zoning amendments and 2 new zoning ordinances. The following chart shows the complete list of reviews. It does not show which were actually adopted by the municipalities.

<u>Municipality</u>	<u>Month</u>	<u>Description</u>
Brighton Twp	January	Amendment proposes to change the mineral extraction provisions and add oil & gas drilling requirements.
Economy Boro	February	New Zoning Ordinance (repeals the existing ordinance and revises in total the existing numbering system of the older ordinance.)
Brighton Twp	March	Amendment proposes to add oil & gas drilling & wells as conditional uses in most of the zoning districts and modifies certain changes in the proposed ordinance submitted on 12-11-07; also amends sign regulations.
Chippewa Twp	March	Amendment adds Traditional Neighborhood Infill Model as a permitted use in the R-2 & R-3 districts & specifies conditions.
Economy Boro	March	2 Amendments: 1) increases the distance a business monument can be from the business entrance & 2) reduces the front and side setback for the monuments.
Center Twp	April	Amendment to define front wall of building and surface area of front wall of the building & to revise wall sign regulations for shopping centers
Hopewell Twp	April	Amendment to add animal crematorium facilities as conditional uses in the C-1 Commercial Highway Zoning District and defining and providing criteria and standards for such.
Center Twp	May	Amendment to: 1) add definitions for transit shelters and transit shelter signs, 2) Authorize transit shelters and transit shelter signs as permitted use in the R-4, C-1 & C-2 districts, 3) Add supplemental regulations governing transit shelters, & 4) Add a description of transit shelters sign in the classes of signs, & 5) add regulations governing transit shelter signs.
Daugherty Twp	May	Proposed New Zoning Ordinance
Freedom Boro	June	Amendment pertains to fences or hedges and regulations for such.
Brighton Twp	June	1) Amends the zoning map, 2) amends the C-1 Neighborhood Commercial by setback changes for conditional uses.
Rochester Boro	June	Amendment recognizes & provides for additional conditional uses & authorizes multiple uses in the Special Use District.
Beaver Boro	July	Amendment to Section 27-202 regarding certain parcels
Hopewell Twp	July	Amendment to define and regulate Temporary Storage Units in all zoning districts of the Township
Center Twp	August	Amendment to create a new C-3, Transitional Commercial District
Greene Twp	August	<i>Curative Amendment</i> to expressly permit the use of ATVs and off-road vehicles in the R1 District (& any other appropriate district) with reasonable restrictions, etc.
Beaver Boro	Sept	Amending Chapter 27 - Public District (27-202)
Rochester Boro	Sept	Conditional Use Application submitted by Castlebrook Devel, LP for property located adjacent to the Ohio River.
Brighton Twp	Oct	Amending sign requirements, yard & height regulations, etc
Hopewell Twp	Oct	Amendment to the township zoning map involving parcel # 65-017-0535.000 (Eugene & Michele Nalli).
Franklin Twp	Dec	Amendment intended to increase the permitted uses in Agricultural District and make home occupations permitted uses throughout the Township.



Subdivision and Land Development Ordinances

The Beaver County Planning Commission received 2 requests to review a Subdivision and Land Development Ordinance amendment and one request to review a new Subdivision and Land Development Ordinance.

The following chart shows the complete list of reviews. It does not show which were actually adopted by the municipalities.

<u>Municipality</u>	<u>Month</u>	<u>Description</u>
Franklin Twp	August	Amendment that the Township is eliminating its requirement that developers pave the roads, and eliminating the 4-lot maximum for subdivisions on private streets.
North Sewickley Twp	December	Subdivision and Land Development Ordinance
Franklin Twp	December	Amendment to further modify the requirements for improvements to roads & streets.

Codification of Ordinances

The Beaver County Planning Commission did not receive or review any Codification of Ordinances in 2008.



PENNVEST

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

During 2008, the Beaver County Planning Commission reviewed and commented on one (1) application.

<u>Applicant</u>	<u>Project Description</u>	<u>Location</u>
Freedom Boro Conveyance and Collection Auth.	Sewer Separation Project—consisting of installing approx. 3,300 lf of 8-inch sanitary sewer, 20 precast manholes, 65 wye connections for service sewers, 650 lf of 6” service sewer and numerous connections to the existing sanitary sewer system at an estimated cost of \$1,000,000.	Freedom Area

Community Development Program of BC—FY 2008 CDBG program (34th Year) - May 2008
5 water & sewer projects:

- Ambridge: 6th Street Waterline Replacement
- Conway: Roosevelt Street Waterline Replacements
- Pulaski: Drainage & Paving (New England Hill)
- Rochester Twp: 52nd Street Sanitary Sewer Laterals
- West Mayfield: Patterson Ave. Storm Sewers Phase II

Water Allocation Application

During 2008, the Beaver County Planning Commission commented on one (1) Water Allocation Application from the Beaver Falls Municipal Authority.



[Act 537 Sewage Facility Plan Revisions](#)

The *Pennsylvania Sewage Facilities Act 537, as amended* was enacted on January 24, 1966, to correct existing sewage disposal problems and prevent future problems. To meet this objective, the Act requires proper planning in all types of sewage disposal situations. Local municipalities are largely responsible for administering the Act 537 sewage facilities program. To assist local municipalities in fulfilling this responsibility, the Department of Environmental Protection (DEP) provides technical assistance, financial assistance, and oversight. In 2008, the BCPC reviewed nine (9) Act 537 Sewage Facilities Plan Revisions listed below.

<i>Municipality</i>	<i>Applicant</i>	<i>Description</i>
Potter Twp	Yellow Gate Estates Subdiv	The revision would allow for the installation of 14 on-lot sewage systems on a proposed 14-lot resubdivision. Total acreage is 184.10: Lot #1 (residual)- 134.85 acres; Lots 2-144 - 49.24 acres. Single-family dwellings are proposed for Lots 1—14 with individual on-lot sand mound systems, each generating 400 gpd, combined total 5,600 gpd or 14 EDUs.
Raccoon Twp	Timko Property	The revision would allow for the installation of a 400 gpd SFTF on a 0.962 acre lot. The lot will contain a 3 bedroom, single-family dwelling. The proposed sewage disposal method will consist of a 1,000 gallon dual compartment septic tank, 1,000 gallon dosing/pump tank & a sand mound. Discharge of treated effluent will be to a tributary of Hayden Run. The system capacity will be equivalent to 1 EDU.
Independence Twp	Minton Property (West Wind Ridge Pl)	The revision would allow for the installation of a 2,000 gpd SFTF on a 50.16-acre parcel located on East Hookstown Grade Rd. The parcel will be subdivided into 5 parcels with Lot 5 being the residual parcel containing 17.24 acres. Lot 5 has been permitted for an elevated sand mound on-lot sewage system. The remaining 4 parcels will each contain 4 bedroom residential dwellings with a 2,000 sf buried sand filter to serve the sewage requirements of the parcels. The system capacity will be equivalent to 5 EDUs. Each dwelling will have individual septic tanks, and an easement will be created for a common buried sand filter and pump tank.
New Sewickley Twp	Cordes Property	The revision would allow for the installation of a 500 gpd SFTF on an 18-acre lot which will contain a 4 bedroom single-family dwelling. The proposed sewage disposal method will consist of a 1,500 gallon dual compartment septic tank, 1,000 gallon dosing/pump tank & a sand mound. Discharge of treated effluent will be to a tributary of Snake Run. System capacity will be equivalent to 1.5 EDUs.
Hopewell Twp	Clairmont Manor	The revision would allow for the construction of a pump station to convey sewage through a 6" force main into the public sewage system. Sewage will then flow through the Brodhead/Beverly collection lines to the Trammill Interceptor and eventually to the Raccoon Creek Water Pollution treatment plant. The pump station will be built to service a proposed development of 107 single-family residential lots. The total flow to be generated by the development will be 37,450 gpd (107 x 350 gpd).
New Sewickley Twp	Padezamin Sweesy Plan	The revisions would allow for the installation of 400 GPD SFTF on a 10.072 acres lot. The proposed sewage disposal method will consist of a conventional 12' x 63' sand mound. The system capacity will be equivalent to 1 EDU.
Hanover Twp	Chauvenne Jr. Property	The revision would allow for the installation of a 400 GPD SFTF for a single-family residence on a 7-lot subdivision with a 4.22 total acreage. The proposed sewage disposal method will consist of a conventional sand mound in a project area of 1.68 acres. The system capacity will be 400 gpd or an equivalent of 1 EDU.
South Beaver Twp	Nahar Property	Revision would allow for the replacement of an existing malfunctioning on-lot sewage system with a 1770 GPD small flow treatment facility for a 6 room dwelling/personal care home. The home is located on an 8.98 acre lot at 147 Lihi Road in South Beaver Township in Beaver County. The proposed sewage disposal method will consist of a small-flow treatment facility with a design flow equivalent to 4.43 EDU's (1770 GPD). It will discharge either to an existing dry drainage channel on the owner's property or piped through the Township right-of-way to an existing tributary to Brush Run.
Hanover Twp	Camp Promise New Dining Hall	Revision would allow for the proposed addition of sewage flow to an existing sand mound for a summer camp located on a 112-acre site. The sand mound is permitted for a 3,200 gpd flow. The proposal is to amend the permit by deleting the construction of two washhouses and eight cabins and adding a new dining hall. The addition of the new dining hall will not change the number of people at the camp. The project will generate 3,200 gallons of sewage per day to be treated by an on-lot sewage disposal.

SFTF—Small Flow Treatment Facility

EDU's— Equivalent Dwelling Units

gpd—gallons per day

sf—square foot/feet



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

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

In 2008, Daugherty Township started their 7-year review.

Agricultural Conservation Easement — An interest in land, less than fee simple, which interest 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 show a summary of Agricultural Conservation Easements (ACE) purchased by each county since the Program started in 1988.

The Picture below shows a farm in Marion Township that is in the ASA and ACE programs





PA DEPARTMENT OF AGRICULTURAL
Summary of Agricultural Conservation Easements by County—8/28/08

County	No. of Farms	No. of Acres	Purchase Price	Average Price Per Acre
Adams	120	17,192	28,390,938	1,651
Allegheny	15	1,689	10,586,811	6,267
Armstrong	2	128	256,098	2000
Beaver	16	1,757	4,034,034	2,296
Bedford	13	2,713	1,621,067	597
Berks	544	57,351	117,277,737	2,045
Blair	36	5,250	4,689,127	893
Bradford	8	1,761	1,337,238	759
Bucks	101	9,426	81,984,039	8,698
Butler	35	4,115	11,775,494	2,862
Cambria	8	1,441	1,540,283	1,069
Carbon	15	1,200	2,485,832	2,071
Centre	34	5,747	11,136,105	1,938
Chester	218	19,945	106,271,260	5,328
Clinton	18	1,794	1,714,408	956
Columbia	25	2,690	2,574,436	957
Crawford	2	310	310,453	1,000
Cumberland	108	13,358	32,712,255	2,449
Dauphin	122	12,143	16,725,176	1,337
Delaware	2	198	2,678,360	13,567
Erie	49	5,886	10,559,444	1,794
Fayette	10	1,225	1,343,560	1,097
Franklin	103	14,023	25,359,165	1,808
Fulton	3	189	512,362	2,717
Greene	1	108	108,323	1,000
Huntingdon	4	418	628,257	1,504
Indiana	5	578	957,490	1,656
Juniata	10	1,271	1,175,282	925
Lackawanna	38	3,544	5,766,431	1,627
Lancaster	582	51,014	124,692,555	2,444
Lawrence	17	1,597	1,618,970	1,014
Lebanon	114	13,842	21,366,325	1,544
Lehigh	224	18,326	53,466,957	2,918
Luzerne	20	2,050	5,272,890	2,573
Lycoming	56	7,360	6,777,002	921
Mercer	37	6,354	5,032,030	792
Mifflin	15	1,764	1,839,848	1,043
Monroe	81	5,877	14,828,073	2,523



PA DEPARTMENT OF AGRICULTURAL
Summary of Agricultural Conservation Easements by County—8/28/08

County	No. of Farms	No. of Acres	Purchase Price	Average Price Per Acre
Montgomery	111	7,410	75,810,483	10,231
Montour	10	798	658,679	825
Northhampton	94	10,302	39,709,148	3,854
Northumberland	14	1,732	1,919,156	1,108
Perry	34	5,664	3,717,981	656
Potter	4	614	415,418	677
Schuylkill	87	9,724	10,190,417	1,048
Snyder	20	2,199	2,501,709	1,138
Somerset	6	726	1,575,706	2,170
Sullivan	5	482	486,680	1,010
Susquehanna	25	5,493	4,168,884	759
Tioga	11	1,574	1,370,884	871
Union	56	5,922	6,924,727	1,169
Warren	1	152	151,652	1,000
Washington	22	3,303	5,852,379	1,772
Wayne	32	4,487	4,854,193	1,082
Westmoreland	66	9,268	19,747,501	2,131
Wyoming	8	1,038	985,682	950
York	217	34,663	55,612,491	1,604
Grand Total	3,634	401,185	958,059,885	\$2,388.00



Projects for Review and Comment (Endorsement/Consistency Letters)

During 2008, sixteen (16) projects were submitted to the Planning Commission for endorsement/consistency review.

<u>Applicant</u>	<u>Type: Funding/ Approval</u>	<u>Project Name/Description</u>	<u>Location</u>	<u>Month</u>
The Progress Fund	USDA RBEG	Funding would allow the Progress Fund to assist eligible businesses thru loans, etc	Anywhere in Beaver County	Jan.
CED	DCNR	Funding for the Bridgewater Crossing Riverfront Park & Trail	Bridgewater Boro	March
Aliquippa School District	DE	Funding for the Aliquippa Jr./Sr. High School renovation project	Aliquippa City	April
CO-OP	RBEG	Funding to allow the CO-OP to assist new & existing businesses in Beaver & Lawrence Counties.	Beaver & Lawrence Counties	April
Patterson Heights Boro	DCNR CCPP	Funding to rebuild community basketball court & to create a smaller basketball court for younger children to enjoy.	Patterson Hghts Boro	May
Big Beaver Boro	DCNR	Funding to acquire playground equipment for their community park.	Park Lane	May
Economy Boro	DCNR C2P2	Funding to further upgrade their Recreation Drive Park by installing a pavilion, and ADA-compliant trail & shade trees.	Recreation Drive	May
Brighton Twp	DCNR	Funding for Hardy Field development phase one thru C2P2.	Brighton Twp	May
Beaver Boro	DE	Funding for major interior & minor exterior renovations to the College Square Elementary School.	College Avenue	May
Rochester Twp	DCNR	Funding for the renovation of Gallo Park	Rochester Twp	May
Ellwood City	DCNR	Funding for the Ewing & Stiefel Parks improvements.	Ellwood City	June
StartingGate	USDA	Funding for the CO-OP Technology Development Loan Fund thru RD.	Beaver & Butler Co.	July
Aliquippa City	DCNR	Funding for the Lefty Cepul Field area recreation project in Plan 12 thru C2P2.	Plan 12 in Aliquippa	August
Ohioville Boro	DCNR	Funding for paving access road & parking lot at Lock 57 Community Park Boating Facility	Ohioville Boro	August
Beaver County	DCNR	Funding for Bradys Run: Lake improvements & Shelter 1 to Wildwood Rd Trail	Brighton Township	Oct.
Beaver County	DCNR	Funding for Old Economy Park: Playground improvements & swimming pool ADA Improvements	Economy Boro	Oct.

DCNR—Department of Conservation & Natural Resources

USDA—United States Dept. of Agriculture

RBEG—Rural Business Enterprise Grant

DE—Department of Education

C2P2- CCPP—Community Conservation Partnerships Program

RD—Rural Development

ADA—Americans with Disabilities Act



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 2008, the Planning Commission received 4 solid waste permit applications for comment.

APPLICANT	LOCATION	PROJECT DESCRIPTION
Valley Waste Services Inc.	Chippewa Twp	Application to operate a waste transfer station on site of former B&W Wallace Run Steel Mill. Valley proposes to temporarily store municipal waste (primarily garbage) and some residual waste for eventual off-site disposal at Seneca Landfill in Butler County.
Siemens Water Technologies Corp.	Darlington Twp	Application to expand facility for the reactivation of non-hazardous residual waste (spent activated carbon) and the manufacture of impregnated activated carbon products.
Alex E. Paris Contracting Co. Inc.	Hanover Twp	Permit renewal for Class III Residual Waste Landfill.
Allegheny Petroleum Products Co.	Harmony Twp	Residual Waste Permit to process for recycle used hydraulic oils.



Bond Releases

Picture above shows an abandoned drag line for the Kerry Coal Company located in South Beaver

Dragline excavation systems are heavy equipment used in civil engineering and surface 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 2008, the Planning Commission did not receive or review any Bond Releases.

**Permit Application Notifications**

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

In 2008, the Beaver County Planning Commission received and reviewed a total of 134 notifications.

<u>Type of Permit Application</u>	<u>Quantity</u>
<i>Air Quality Permits</i>	14
<i>Encroachment Permits</i>	21
<i>Hazardous Waste Permits</i>	2
<i>Mining Activity Permits</i>	2
<i>NPDES Permits</i>	54
<i>Railroad Permits</i>	8
<i>Residual Waste Permits</i>	2
<i>Solid Waste Permits</i>	7
<i>Waste Storage Permits</i>	1
<i>Water Allocation Permits</i>	2
<i>Water Quality Permits</i>	12
<i>Other Permits</i>	9
<i>Total Permits</i>	134



[Project Status Reports](#)

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

In 2008, the BCPC projects included: the completion of the Master Site Plans for Bradys Run Park, Brush Creek Park, and Old Economy Park; the commencement of the Beaver County Comprehensive Plan, the continuation of the Solid Waste Management Plan, and the implementation of the Beaver County and Lawrence County shared Grant of the recently adopted Greenways and Trails Plan.

[Beaver County and Lawrence County Shared Greenways and Environmental Planner](#)

The County Shared Greenways Coordinator handles the Grant administration in Lawrence County, and Environmental and Trail Planning in Beaver County. The shared position is funded for 8 years, by the following agencies:

Department of Community and Economic Development (DCED)

Department of Conservation and Natural Resources (DCNR)

County of Beaver

County of Lawrence

In addition The Greenway Coordinator handles all Stormwater Grants.

Below are the Grants administered by the Greenways Coordinator in 2008:

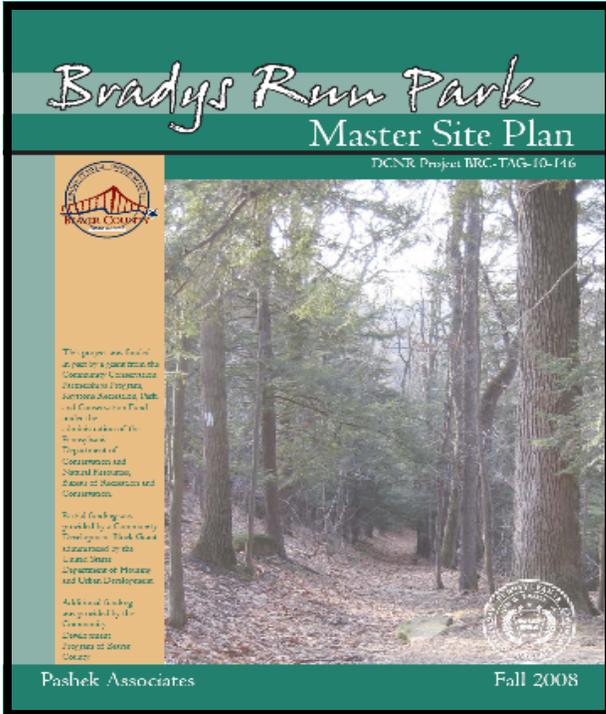
(Note: Information includes Lawrence County)

- *2.5 DCNR Grants applied for, 2.5 awarded (\$362,000). We assisted on the Conservation plan for 50K.*
- *2 DEP grants applied for; no word on competitive (\$94,000).*
- *1 DEP County Environmental Initiative funding, executed contract \$307,000.*
- *1 PA America Water \$2,200 funded, contracted, and closed.*
- *1 DCED grant previously awarded \$5,000; contract requirements completed and closed out.*
- *1 PennDOT application still pending (\$1,000,000.00).*
- *2 DCNR County Environmental Initiative Funding (\$1 million Bradys Run— awaiting contract and formal announcement from Commissioners; letter from DCNR received).*

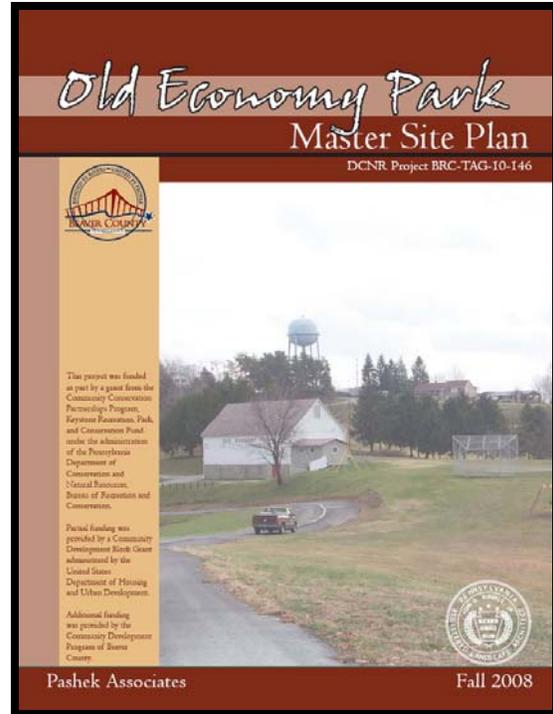


Master Site Plan for Bradys Run Park, Brush Creek Park and Old Economy Park

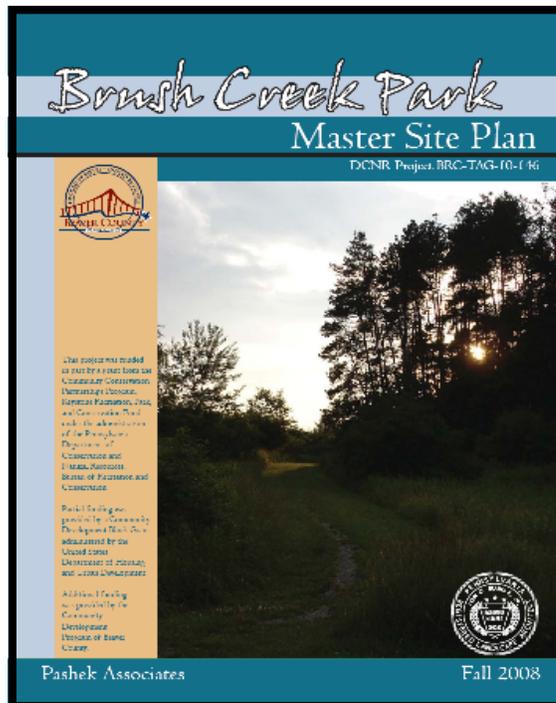
At the December 30, 2008, public meeting of the Beaver County Board of Commissioners, the BOC approved, via Resolution 123008-13, the Master Site Plans for each of the three major county parks: Bradys Run, Brush Creek and Old Economy. www.beavercountypa.gov



Bradys Run Park



Old Economy Park



Brush Creek Park

[State Water Planning Act 220](#)

The Commonwealth of Pennsylvania enacted the *Water Rights Act of 1939*, which regulates the withdrawal of surface water by public water suppliers. In 2008, the Beaver County Planning Commission continued to participate in the Ohio Regional Committee meetings as a public participant in State Water Planning. Staff attends meetings that are scheduled quarterly. Information on this is available at www.dep.state.pa

~ Pennsylvania Department of Environmental Protection ~



Water Resources

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

Photograph below shows Raccoon Creek State Park , Frankfort Springs, Beaver County.



Photograph above is taken from page 47 in the PA Water Atlas 2008



State Water Planning

Executive Summary Water Resources Planning Act

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

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

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

Major components of this legislation are:

Requirement to Update the State Water Plan Within 5 Years:

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

Requirement to Register and Report Certain Water Withdrawals:

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

State Water Planning

Identification of Critical Water Planning Areas:

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

Creation of Critical Area Resource Plans:

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

Establishment of a Voluntary Water Conservation Program:

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



Photograph above is the cover of the Ohio Region Committee Portion of the Pennsylvania Water Atlas of the State Water Plan as shown on the DEP website



[Beaver River Conservation Plan](#)

In April 2008, the Pennsylvania Environmental Council (PEC) draft public comment period started and the Beaver River Conservation Plan was adopted in the Fall. Two (2) Beaver County municipalities have adopted the Plan. (Big Beaver Borough and Rochester Township). PEC's website is: www.pecpa.org

[Census 2010](#)

Census information is available on the three websites listed below:

www.census.gov

www.pasdc.hbg.psu.edu

www.spcregion.org

Preparations for the 2010 Census are being made by the Census Bureau in conjunction with the Planning Commission.

[Floodplain Maps](#)

Floodplain maps are available on www.msc.fema.gov

The Planning Commission in conjunction with the BC Conservation District held an informational meeting in October on Floodplain Management. PEMA/FEMA will be issuing new maps in 2009. They will be looking to see that municipalities are completing the necessary requirements to become compliant. There will be additional workshops in 2009 along with more municipals visits. Please contact the Beaver County Planning Commission for more information.



[E-library](#)

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

[Transportation Planning](#)

During 2008, 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 participated in many SPC and PennDOT committees and work sessions on roads, bridges, highway enhancements, freight movement, highway safety and congestion management, air quality, bike and pedestrian trails, and mass transit.

The Planning Commission was actively involved in monitoring the state Transportation Improvement Program (TIP) for Beaver County and assuring that projects progressed in a timely manner. This program identifies the various transportation projects to be funded during federal fiscal years, beginning in October 2009 and continuing through September 2012. The program includes state-owned and maintained highways and bridges as well as county roads and bridges. The Planning Commission staff attended several meetings and workshops designed to establish the highway and bridge projects and program schedules for relocation and rehabilitation of area roads and bridges, as well as the funding of Transportation Enhancement Projects. The staff successfully negotiated with PennDOT and surrounding counties for highway and bridge projects. A listing of the projects on the current **2009-2012 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

**2009-2012 Transportation Improvement Program Projects**

<i>Project Name</i>	<i>Location</i>
Betterment Reserve	Countywide
Bridge Structurally Deficient	Countywide
GeoTech (Landslides)	Countywide
Railroad	Countywide
Traffic Signals	Countywide
Bridge Expansion Dam Replacement	Countywide
SR 18 over Wallace Run	Beaver Falls City
SR 51 Bridge/Constitution	Countywide
SR 51 Pennsylvania Avenue Bridge	Monaca Borough
SR 68 over French Pt. Creek	Ambridge Borough
SR 68 Shippingport Interchange	Industry Borough
SR 68 & SR 4034 Deck Replacement	New Sewickley Township
SR 68 Bridge over Brush Creek	New Sewickley Township
SR 68 Signals	Vanport Borough
Herman Road Bridge	Marion Township
Dunlap Hill Road Bridge	New Sewickley Township
Hartzell Road Bridge	Franklin Township
SR 1032/New York Avenue Bridge	Rochester Borough
Freedom Road Upgrade	New Sewickley Township
Lovi Road Slide	New Sewickley Township
SR 3010/Moffetts Mill Road Bridge	Center Township
Beacon Light Road Bridge	Brighton Township
SR 3022/Tank Farm Road	Independence Township
Ambridge-Aliquippa Bridge	Ambridge Borough
Tuscarawas Road Bridge	Brighton Township
Wildwood Road Bridge	Ohioville Borough
Wolf Road Bridge	New Sewickley Township
Sebring Road Bridge	Brighton Township
SR 4035/Brighton Road Interchange	Brighton Township
Airport Road Bridge #32	Hopewell Township
Fallston-New Brighton Bridge (Veterans Memorial)	Bridgewater Borough & Rochester Township
Pohl's Bridge	Raccoon Township
Sportsmans Club Bridge #57	South Beaver Township
Washington Avenue Bridge	New Galilee Borough
SR 51 Bocktown/Raredon Run	Independence Township
SR 168 Shippingport Hill Bridge	Shippingport Borough
SR 168 New Galilee Road Bridge	Darlington Borough
SR 168 Bridge over Bealer Run	Ohioville Borough
SR 288 Bridge Camp Run	Franklin Township
SR 351 Echo Valley Road Bridge	Darlington Township
SR 351 Koppel-Ellwood Bridge	Koppel-Ellwood City Borough



Public Participation Panel

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

Transportation Enhancement Program & Safe Routes to School (SRTS)/Home Town Streets

This program uses federal and state highway funding to develop transportation-related projects such as bicycle and pedestrian trails, landscape improvements to central business districts, development of transportation museums, and creating safe routes to public schools for students. Applications for the 10-county SPC region are reviewed and ranked according to evaluation criteria developed for this program. It is anticipated that funding for this program will commence in early 2009, provided funding is forthcoming and a new Federal Transportation Act is enacted.

Long-Range Plan

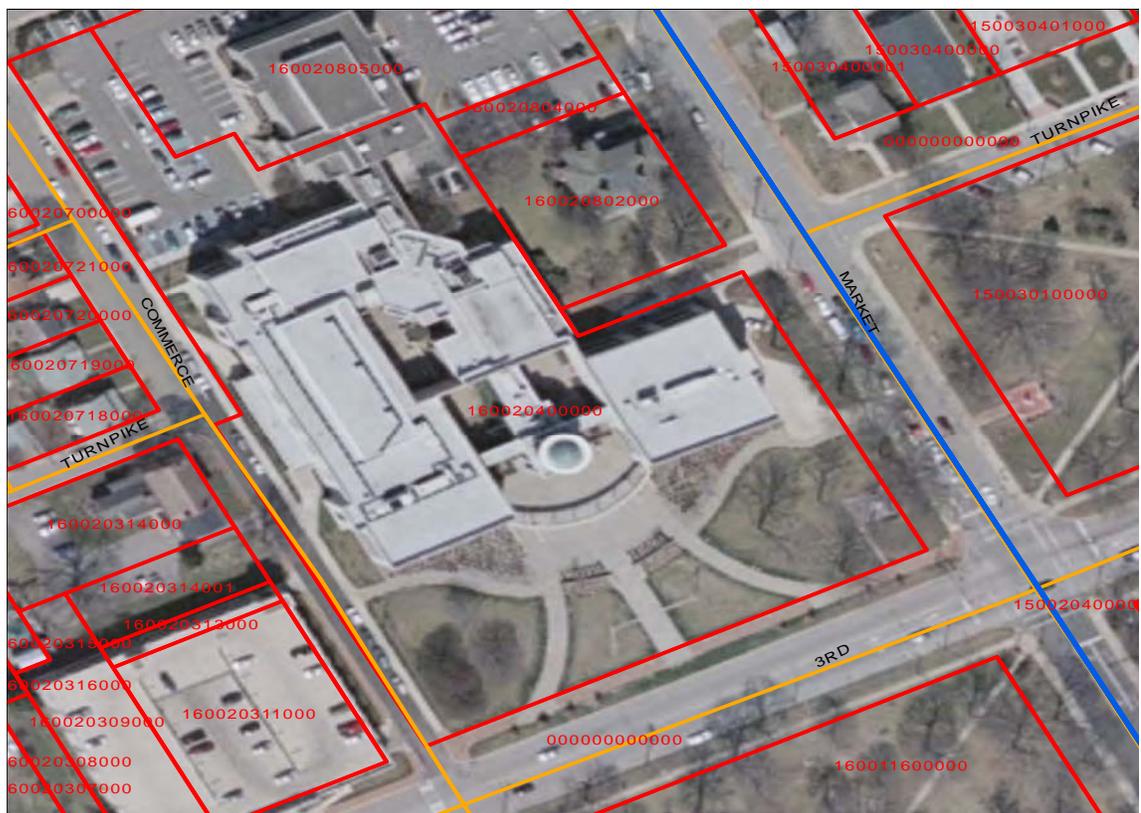
The Beaver County Planning Commission continues to be involved in the development of the Long-Range Plan covering a 30-year period for the 10-county Southwestern Pennsylvania Commission region. This plan, known as Project Region, is required by Federal Highway Administration (FHA) and the Federal Transportation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

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

The Beaver County Planning Commission has developed several new feature maps and edited previous features. The state provided new, 2-foot contour features which have been added to the County's GIS.

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

Beaver County has a contract with Baker Engineers to convert the tax maps to digital electronic maps for incorporation into the County's GIS System as a separate layer. The contract also called for identifying and locating cellular communication towers in order that emergency calls from cell phones can be located for responders. The initial data has been delivered and certain adjustments are now being made by Baker Engineers and delivery of the final maps is anticipated in early 2009.



Example: Aerial photo of the Beaver County Courthouse with electronic tax parcel map file layers.



Economic Development

The Beaver County Planning Commission reviews land developments for the County. The following photographs show examples of completed land developments, those under construction, or proposed sites.

City of Aliquippa



Aliquippa Jr./Sr. High School Land Development (Artist's Rendering)



Economic Development

City of Aliquippa



ALIQUIPPA ELEMENTARY SCHOOL

ALIQUIPPA SCHOOL DISTRICT

BURT, HILL

Aliquippa Elementary School LD (Artist's Rendering)



Economic Development

Ambridge Borough



Ambridge Redevelopment Project Phase I—BC Emergency Response Center LD (Artist's Rendering)



Economic Development

Center Township



Steak 'n Shake Restaurant Land Development Plan



Economic Development

Daugherty Township



McGuire Memorial Education Bldg Land Development under construction



Economic Development

Franklin Township



Dr. MaryAnn DiBiagio Plan



ATA Properties LLC



Economic Development

Greene Township



Southside Elementary School Addition

Economic Development

North Sewickley Township



Paul's Market Plan

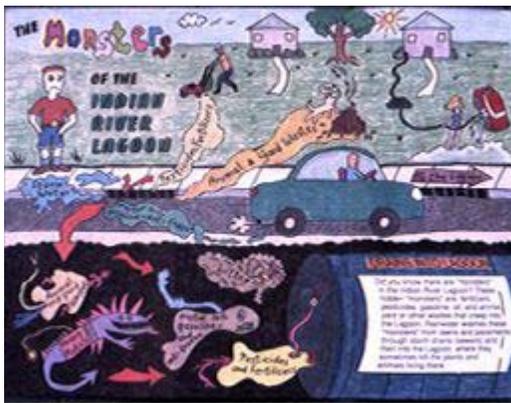
Municipal Separate Storm Sewer Systems (MS4)

Each year since 2003, the Department of Environmental Protection (DEP) through the *Stormwater Management Act* requires municipalities with Municipal Separate Storm Sewer Systems (MS4) to apply for NPDES discharge permits. This addresses issues involving groundwater contamination in the waters of the Commonwealth of Pennsylvania. Beaver County along with thirty-three municipalities are required annually to:

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

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

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



Example of a poster teaching children about stormwater issues



Example of storm drain stencil to educate the public

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

Beaver County Planning Commission Board

The Beaver County Planning Commission is comprised of nine (9) residents of Beaver County who volunteer their time to serve on the board. Board members are appointed by the Board of Beaver County Commissioners to serve 4-year staggered terms. The chairperson and vice chairperson are selected by the Planning Commission board members and serve a two-year term. The 2008 Board Chairperson is Charlotte Somerville and Vice Chairperson is Mark A. LaValle This board meets the third Tuesday of every month at the Buchanan Building Conference Room, 2nd floor, 650 Corporation Street, Beaver, PA 15009. The public meeting begins at 12:30 pm. The nine (9) Beaver County Planning Commission Board members are identified at the beginning of this report.

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





Beaver County Planning Commission staff



**Sitting left to right: Sandra Bursey; Frank Mancini, Jr., Director; Sue Jamery
Middle standing left to right: Doniele Andrus and Samuel J. Orr, III, Solicitor
Rear standing left to right: William Evans, Richard Packer, Joseph West**

In 2008, Sandra Bursey, Planning Assistant, retired from the Beaver County Planning Commission. The Board and the Staff wish her well in her retirement and thank her for her 28 years of service to the Dept.