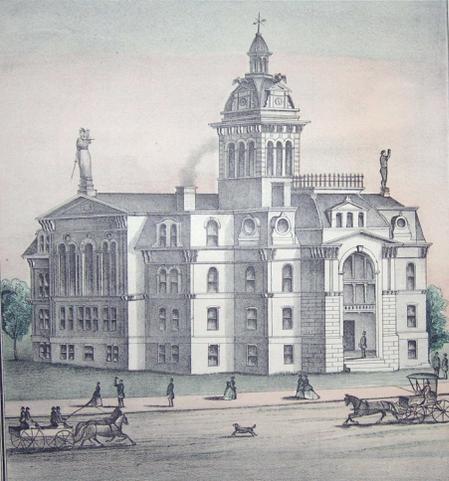
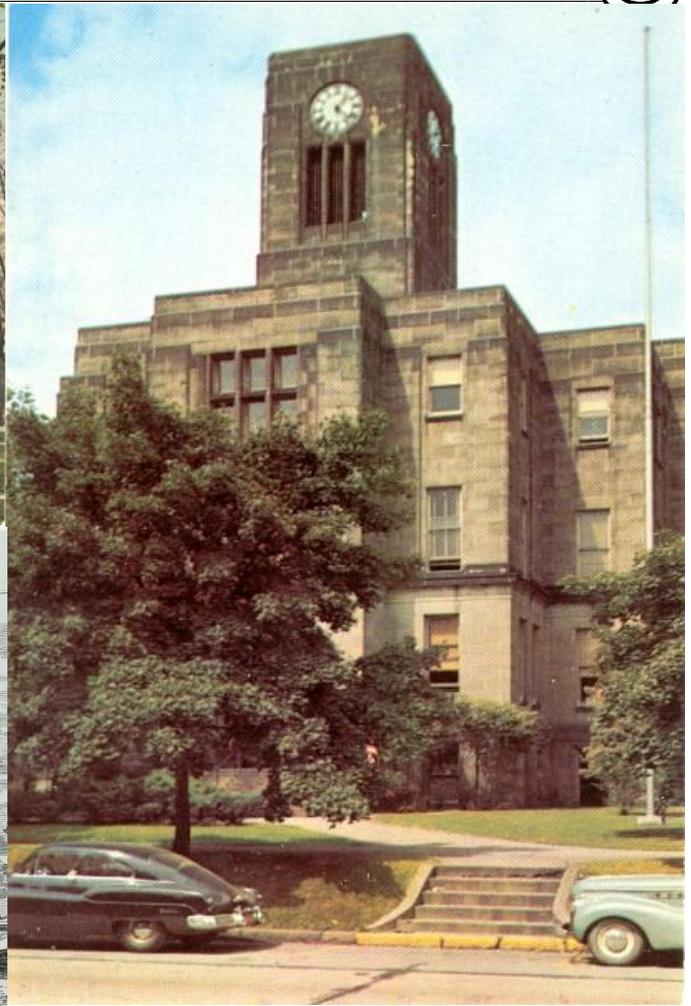




Beaver County Planning Commission Annual Report 2017



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, Beaver County presents the 2017 Annual Report.

Beaver County Commissioners



*Sandie Egley, Chairman
Beaver County Board of Commissioners
2015-present*



*Daniel Camp
Beaver County Board of Commissioners
2015-present*



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



Beaver County Planning Commission Board

The Beaver County Planning Commission Board is comprised of nine (9) residents of Beaver County who volunteer their time to serve on the board. Board members are appointed by the Board of Beaver County Commissioners to serve 4-year staggered terms. The chairperson and vice chairperson are selected by the Planning Commission board members and each serves a two-year term. The 2017 and current Board Chairperson is Anthony Rosatone, and Vice-Chairperson is Grant W. Farmer. This board holds a public meeting the third Tuesday of every month at the Beaver County Courthouse in the Office of Planning and Redevelopment Conference Room at 12:30 P.M. Members are listed below.

Anthony Rosatone, Chairperson
Grant W. Farmer , Vice Chairperson
John W. Bragg
Judith Charlton
James A. Mitch
Howard Stuber
Karen Barness
Zachery H. Economos
Cindy Vannoy
Christopher Ruppen

Beaver County Planning Commission Staff

<u>Name</u>	<u>Position</u>
Joseph C. West	Planning Director
Dan Distler	Environmental/Redevelopment Specialist
Frank Vescio	GIS Coordinator and Planning Assistant
Sue Jamery	Senior Administrative Assistant
Lance Grable	Executive Director Office of Planning and Redevelopment



Table of Contents

County and Municipal Plans and Ordinances..... 5

Subdivisions and Land Developments..... 6

Applications/Projects..... 15



County Comprehensive Plan

In 2010, the Beaver County Board of Commissioners adopted the Beaver County Comprehensive Plan. The Beaver County Planning Commission has taken an active role in trying to implement projects and recommendations from the plan. The Office of Planning and Redevelopment is currently looking to secure funding to write and implement a new 2020 Comprehensive Plan.

Municipal Comprehensive Plans

The Beaver County Planning Commission did not receive any municipal comprehensive plans for review in 2017.

Municipal Subdivision and Land Development Ordinances

The Beaver County Planning Commission did not receive any municipal Subdivision and Land Development Ordinances for review in 2017.

Municipal Zoning Ordinances

The Beaver County Planning Commission received one request from Big Beaver Borough to review proposed Zoning

Municipal Public Improvement Code of Ordinances

The Beaver County Planning Commission did not receive any Public and Private Improvement Code of Ordinances in 2017.

Municipal Zoning Amendments

In 2017, the Beaver County Planning Commission received 15 requests for review of municipal zoning, The following chart shows the complete list of reviews; it **does not** show those actually adopted by the municipali-

Municipality	Month	Description
Big Beaver Boro	February	New Zoning Ordinance
Chippewa Twp	February	Official Zoning Map Change
New Brighton Boro	February	Zoning amendments
Midland Boro	April	Zoning Amendment—Gaming Rooms
Harmony Twp	April	Zoning Amendment—max. Building Height in Industrial District
North Sewickley Twp	April	Zoning Ordinance
Beaver Boro	May	2 Zoning Amendments
New Sewickley Twp	June	Comprehensive re-zoning of New Sew Twp
Raccoon Twp	Sept	Proposed Timber Harvest Ordinance
Chippewa Twp	Oct	Zoning Amendment—Community Aesthetics Plan
Raccoon Twp	Oct	2 Zoning Amendments—Definitions & And Campgrounds & Recreational Vehicles
Darlington Twp	Nov	Zoning Amendment—Zoning Officer
Brighton Twp	Nov	Zoning Amendment - (C-2 Highway Commercial Zoning District re-write) & Zoning Map Amendment
Monaca Boro	Nov	Zoning Amendment (Eichhorn Enterprises)
Center Twp	Dec	Zoning Amendment (Bluffs at Glade Path LP)



2017 Land Developments

Municipality	Name
City of Aliquippa	Burger King LD
Ambridge Borough	None
Beaver Borough	TTO Real Estate Enterprises LD First Presbyterian Church LD
City of Beaver Falls	None
Big Beaver Borough	Big Beaver-Koppel Distribution Cntr—Roadway LD
Brighton Township	None
Center Township	Ardex Campus Expansion LD Brodhead WesBanco LD Eagles Landing at Mateer Farms LD Beaver Valley Office Development LD Hilton Garden Inn LD Jetlag LLC LD
Chippewa Township	Miller Building LD Valvoline Instant Oil Change LD
Darlington Township	Evoqua Water Technologies LC Blackhawk Chiropractic LD
East Rochester Boro	None
Economy Borough	None
Harmony Township	None
Hopewell Township	PGT Trucking LD Kelar Properties LD Shadow Lakes LD Bet Tech Intermodal Redevelopment LD
Industry Borough	None
Midland Borough	Dollar General LD
New Sewickley Township	New Sewickley Multi Family Housing LD
Ohioville Borough	Pinehurst Village LD
Potter Township	None
South Beaver Township	South Beaver Twp Municipal Building LD Pike Business Park LD

**2017 Subdivisions and Land Developments by Municipality**

Municipality	Subdivisions	Lots	Acres	Land Developments	Existing Acres	Developed Acres
City of Aliquippa	2	4	9.17	1	1.13	1.13
Ambridge Borough	1	2	1.30	0	0	0
Baden Borough	1	2	96.09	0	0	0
Beaver Borough	1	1	.32	2	.59	.59
City of Beaver Falls	3	10	3.74	0	0	0
Big Beaver Borough	3	2	590.35	1	98	98
Bridgewater Borough	0	0	0	0	0	0
Brighton Township	6	30	320.96	0	0	0
Center Township	13	41	433.25	6	132.28	66.65
Chippewa Township	9	15	87.97	2	46.6	46.6
Conway Borough	1	1	.52	0	0	0
Darlington Borough	0	0	0	0	0	0
Darlington Township	3	4	49.76	2	21.85	1.86
Daugherty Township	4	7	94.81	0	0	0
East Rochester Borough	0	0	0	0	0	0
Eastvale Borough	0	0	0	0	0	0
Economy Borough	8	16	97.02	0	0	0
Ellwood City Borough	0	0	0	0	0	0
Fallston Borough	0	0	0	0	0	0
Frankfort Springs Borough	0	0	0	0	0	0
Franklin Township	7	16	197.21	0	0	0
Freedom Borough	0	0	0	0	0	0
Georgetown Borough	0	0	0	0	0	0
Glasgow Borough	0	0	0	0	0	0
Greene Township	2	3	10.6	0	0	0
Hanover Township	2	4	200.67	0	0	0
Harmony Township	2	4	168.09	0	0	0
Homewood Borough	0	0	0	0	0	0
Hookstown Borough	0	0	0	0	0	0
Hopewell Township	8	26	107.51	4	191.68	176.12

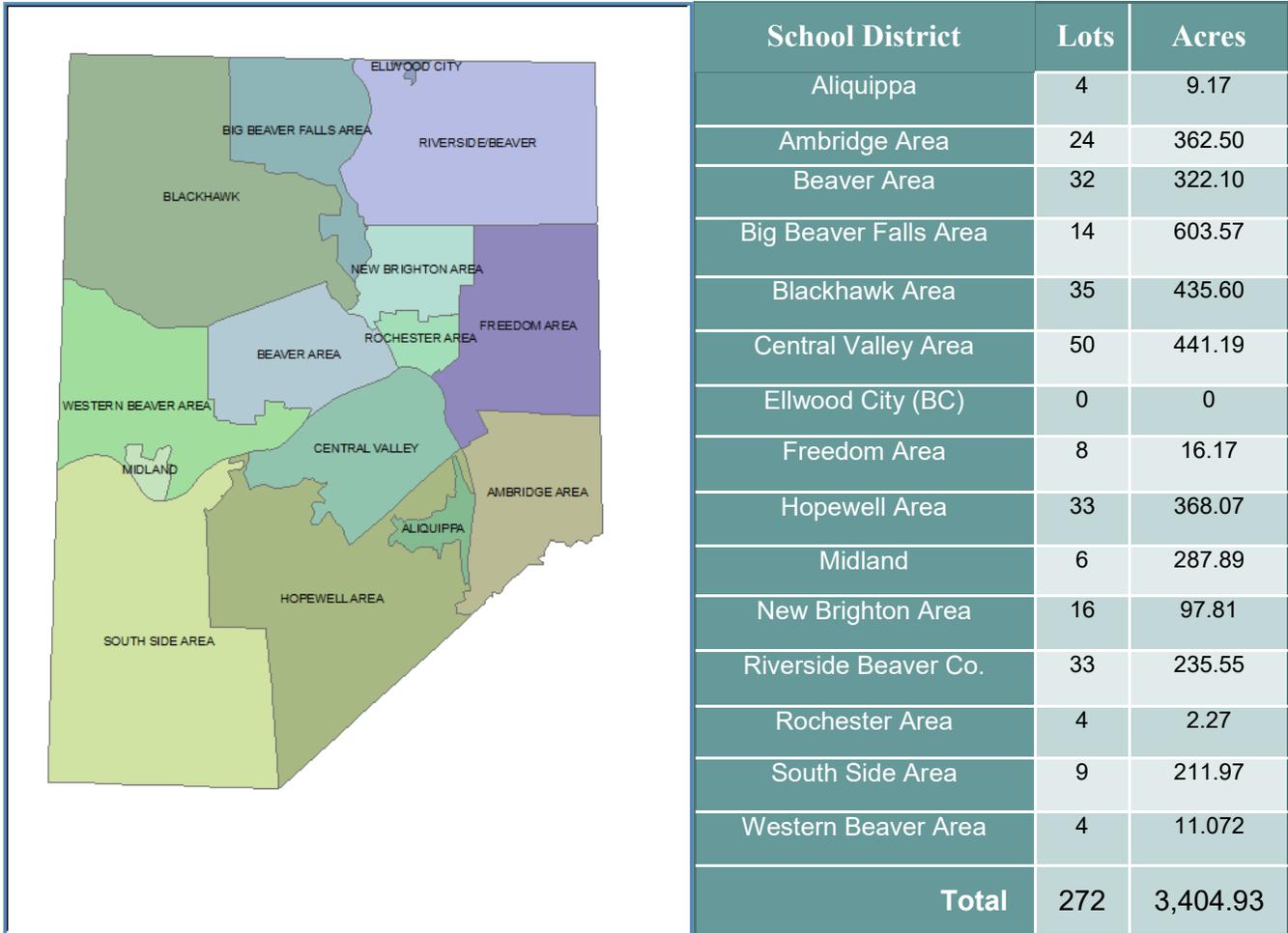


Municipality	Subdivisions	Lots	Acres	Land Developments	Existing Acres	Developed Acres
Independence Township	4	6	230.64	0	0	0
Industry Borough	0	0	0	0	0	0
Koppel Borough	1	1	9.20	0	0	0
Marion Township	2	2	20.05	0	0	0
Midland Borough	1	6	287.89	1	.40	.40
Monaca Borough	1	2	.94	0	0	0
New Brighton Borough	8	9	3.0	0	0	0
New Galilee Borough	1	1	.28	0	0	0
New Sewickley Township	3	7	15.65	1	20.26	20.26
North Sewickley Township	5	15	18.29	0	0	0
Ohioville Borough	2	4	11.07	1	10.14	10.14
Patterson Heights Borough	0	0	0	0	0	0
Patterson Township	2	3	5.55	0	0	0
Potter Township	2	7	7.0	0	0	0
Pulaski Township	0	0	0	0	0	0
Raccoon Township	1	1	29.92	0	0	0
Rochester Borough	1	1	.19	0	0	0
Rochester Township	1	3	2.08	0	0	0
Shippingport Borough	1	2	..7	0	0	0
South Beaver Township	5	13	292.32	2	1.1	.9
South Heights Borough	0	0	0	0	0	0
Vanport Township	1	1	0	0	0	0
West Mayfield Borough	0	0	0	0	0	0
White Township	0	0	0	0	0	0
Total	118	272	3,404.93	23	524.05	422.67

Total Number of Subdivisions and Land Developments = 141

Total Acreage of Subdivisions and Land Developments = 3,827.60

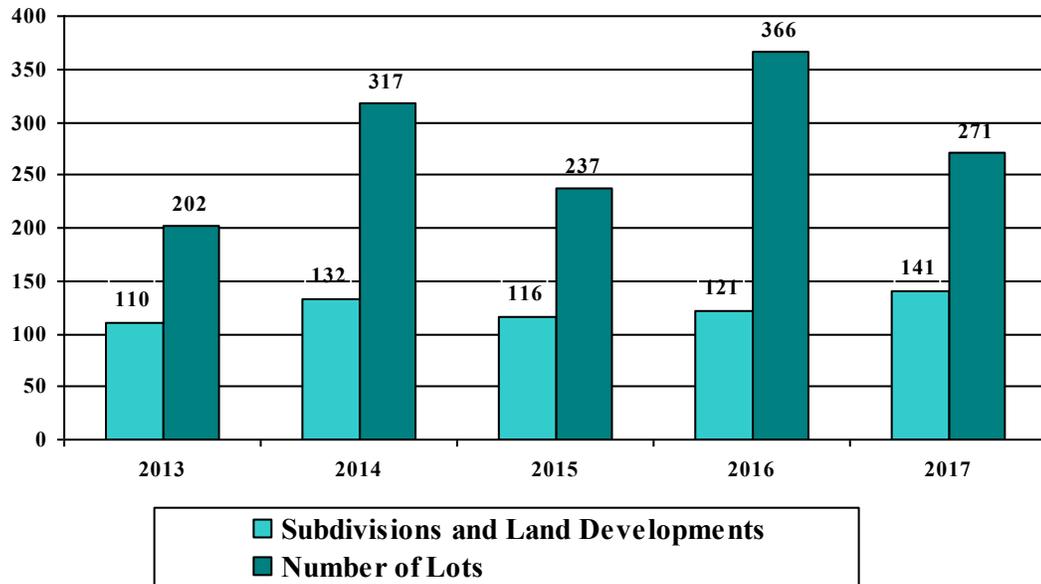
2017 Subdivisions by School District



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

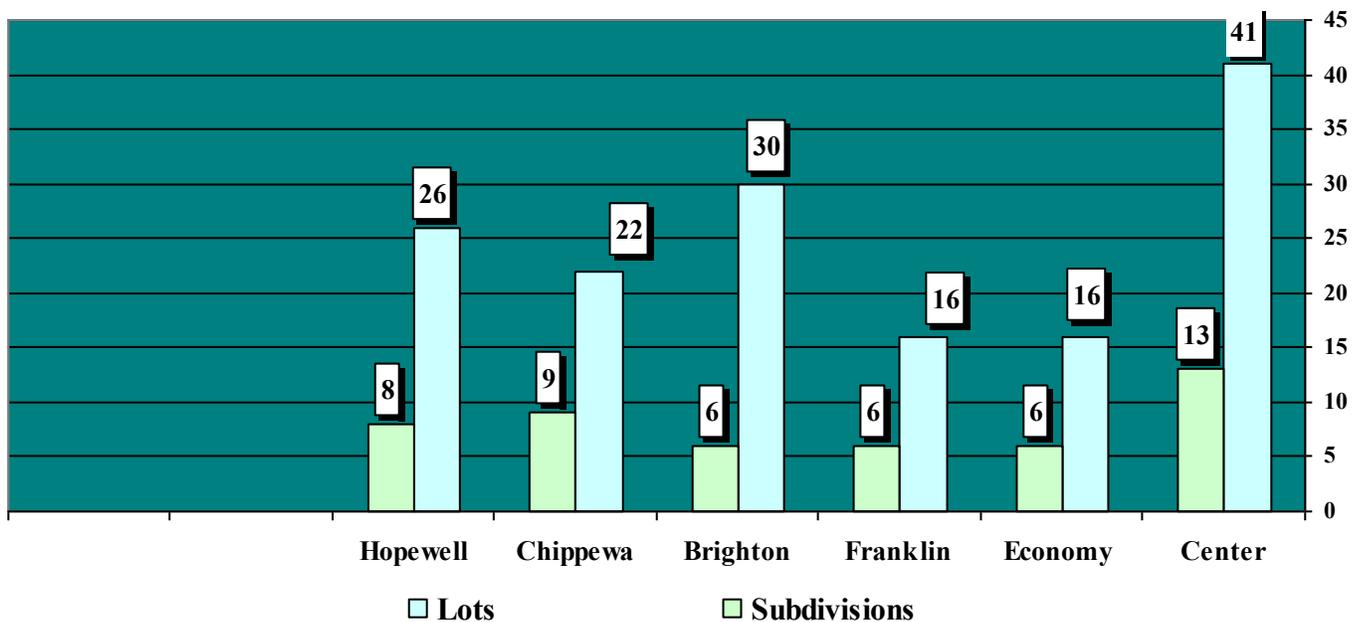


Total Number of Subdivisions, Land Developments, and Number of Lots in 2017



In 2017, the Beaver County Planning Commission reviewed **71** lot line adjustments. Of the 71 lot line adjustments reviewed in 2017, **47** were major subdivisions (3+ lots) and **23** were land developments (multi-family or non-residential). Lots created or proposed for development numbered 272. A total of 3,827.60 acres were affected.

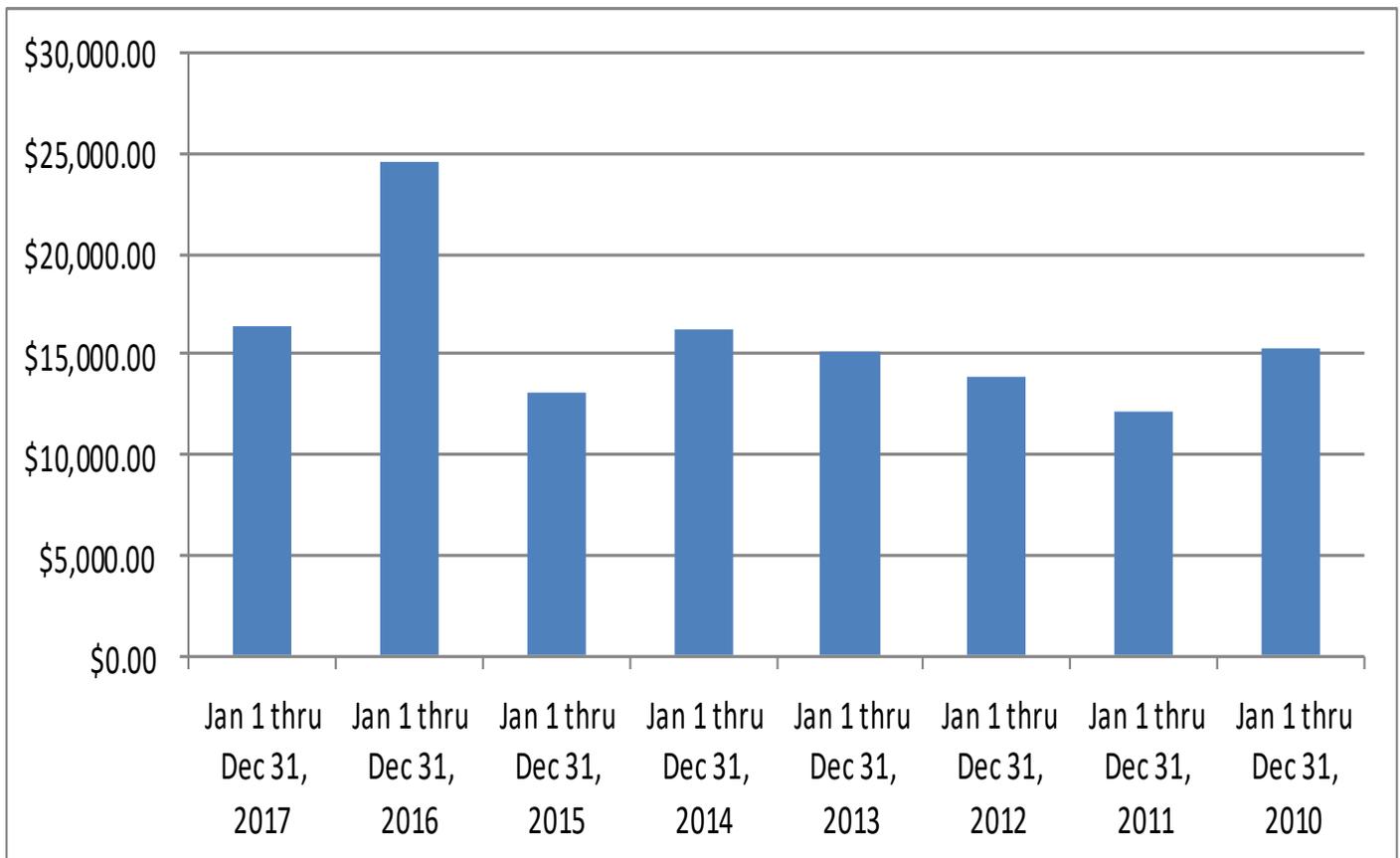
Top 6 Municipalities for Subdivisions and Number of Lots in 2017





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 from 2010 to 2017, The base fee is \$75.00. The total amount collected in 2017 was **\$16,457.85**



BUILDING PERMITS ACTIVITY

In addition to subdivision and Land Use Development Information, the chart below shows a large scale overview of development activity within Beaver County from 2013 to 2017.

An approved subdivision indicates that the developer/property owner has accomplished or is close to completing all of the zoning and subdivision requirements. A building permit shows that the developer/property owner has satisfied the necessary paperwork to build a house, apartment complex, commercial building and/or Industrial building.

The chart shows Beaver County Municipalities building permit totals from 2013 to 2017

Year	Single Family Residential	Construction Cost	Commercial and Industrial	Commercial and Industrial Cost	Improvements	Demolitions	Total Permits	Total Cost
2013	205	\$37,173,000.00	103	\$49,054,300.00	771	70	1112	\$98,667,900.00
2014	118	\$25,074,706.00	144	\$49,388,883.00	900	70	1232	\$94,610,138.00
2015	88	\$19,936,210.00	98	\$39,560,599.00	735	82	991	\$72,931,133.00
2016	120	\$24,181,809.00	68	\$90,464,820.00	725	68	980	\$131,388,147.00
2017	122	\$27,355,344.00	18	\$508,810,750.00	784	65	989	\$578,222,980.00
Total	653	\$133,721,069.00	431	\$737,279,352.00	3915	355	5304	\$975,820,298.00

Due to the voluntary nature of this reporting, some municipalities do not always report on time or at all in a given year. Therefore the data being provided herein is intended for informational purposes only. No guarantee is made as to the accuracy of this data and it should not be relied upon for any purpose other than general information

Source: Beaver County Assessment Office

The following photographs show examples of completed land developments, those under construction, artist renderings, or proposed sites.

Bridgewater Borough



Bridgewater Crossings LD

Land Developments

Center Township



The photos above show the Columbia Gas Training Facility (a Land Development several years ago) behind the Beaver Valley Mall. Several Planning Commission Board members were invited to tour the facility this past summer.

Land Developments

Center Township



My Place Hotel

Hopewell Township



Kane Road Apartments

Land Developments



Pictures of Shell Petro-Chemical Plant Under Construction; Source Beaver County Times staff Lucy Schaley

Applications/Projects

PENNVEST

The *Pennsylvania Infrastructure Investment Authority* (PENNVEST) was established in 1988 as a revolving fund to improve the state's deteriorating infrastructure. The fund is available to help communities finance sewage and water system projects and is usually awarded in the form of low-interest loans. The Beaver County Planning Commission received no applications for review and comment in 2017.

Community Development Program

CDBG Funded Projects - FY 2017- Funded Projects

Darlington Boro Plumb Street Storm Inlets Project

Water Allocation Application

During 2017, the Beaver County Planning Commission received no Water Allocation Applications for review and comment.

Shell Petro-Chemical Plant. Located amid the Marcellus and Utica shale development region on a former zinc smelter site in Beaver County near Pittsburgh, the industrial plant being constructed now has promised an estimated \$6 billion in projected regional economic impact (which includes building out associated infrastructure in nearby communities). Construction of the industrial complex is expected to employ 6,000 people, with 600 people employed upon completion by 2020.

Source: <https://pittsburghgreenstory.com/petrochemical-plant-construction-pittsburgh/>



Source Picture : Shell Global



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 2017, the Beaver County Planning Commission reviewed three (3) Act 537 Sewage Facilities Plan Revisions.

Month	Applicant	Municipality
January	Temporary Concrete Batch Plant	Midland Boro
March	Center Twp San. Auth—Shell State Route 18 Sewer Line Ext. Off Site Improvements Project	Potter Twp
June	Dan Bull—Constitution Blvd Development	Chippewa Twp & Beaver Falls City

Agricultural Security Areas

The *Agricultural Security Law (Act of June 30, 1981, P.L. 128, No. 43, as amended)* allows municipalities to create Agricultural Security Areas (ASA) when petitioned by farmers committing a minimum of 250 acres and meeting minimum acreage size. An ASA provides the landowner with additional protection from changes in surrounding land uses that could restrict the 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 the property. It does not restrict the farmer's ability to sell the land for development. A municipality must submit the proposals to the County Planning Commission for review and comment prior to creating an Agricultural Security Area, the state-mandated 7-Year Review of its ASA, and any proposed additions/deletions between and during the mandated 7-year Reviews. In 2017, Hanover Township submitted an Agricultural Security Areas submission for review

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



PA DEPARTMENT OF AGRICULTURE
Agricultural Conservation Easements by County
 December 2017

County	Number of Farms	Number of Acres	Purchase Price	Average Price/Acre
Adams	169	22,045	\$39,882,322	\$1,809
Allegheny	33	3,458	\$20,140,847	\$5,824
Armstrong	6	539	\$1,023,431	\$1,897
Beaver	27	2,933	\$7,908,738	\$2,697
Bedford	17	3,786	\$2,138,333	\$565
Berks	729	71,862	\$153,513,286	\$2,136
Blair	50	7,560	\$7,779,000	\$1,029
Bradford	16	3,902	\$3,352,309	\$859
Bucks	183	15,350	\$133,203,906	\$8,678
Butler	52	5,879	\$18,599,717	\$3,164
Cambria	16	2,718	\$2,946,914	\$1,084
Carbon	21	1,556	\$3,923,850	\$2,522
Centre	48	7,290	\$16,284,520	\$2,234
Chester	327	27,804	\$155,056,323	\$5,577
Clinton	26	2,560	\$2,632,791	\$1,028
Columbia	38	4,165	\$3,957,090	\$950
Crawford	5	1,094	\$1,094,494	\$1,000
Cumberland	156	18,052	\$48,291,052	\$2,675
Dauphin	175	16,905	\$23,556,331	\$1,393
Delaware	2	198	\$2,678,360	\$13,527
Erie	68	8,406	\$14,879,264	\$1,770
Fayette	22	2,422	\$2,757,804	\$1,139
Franklin	133	17,299	\$32,634,832	\$1,886
Fulton	4	239	\$637,362	\$2,671
Greene	7	739	\$782,238	\$1,059
Huntingdon	9	1,068	\$1,395,650	\$1,307
Indiana	9	932	\$1,725,940	\$1,852
Juniata	20	2,590	\$1,829,157	\$706
Lackawanna	63	5,055	\$9,036,116	\$1,788
Lancaster	843	70,651	\$182,231,635	\$2,579
Lawrence	25	2,509	\$2,696,172	\$1,075
Lebanon	161	18,494	\$32,114,315	\$1,737
Lehigh	299	23,145	\$76,424,290	\$3,302
Luzerne	28	2,906	\$8,114,477	\$2,792
Lycoming	80	9,611	\$9,273,848	\$965
Mercer	55	8,777	\$7,054,668	\$804



PA DEPARTMENT OF AGRICULTURE
Agricultural Conservation Easements by County
 December 2017

County	Number of Farms	Number of Acres	Purchase Price	Average Price/Acre
Mifflin	23	2,559	\$2,891,468	\$1,130
Monroe	114	7,774	\$23,010,545	\$2,960
Montgomery	154	9,449	\$107,491,878	\$11,376
Montour	12	921	\$781,056	\$848
Northampton	178	15,404	\$65,673,887	\$4,263
Northumberland	21	2,338	\$2,912,412	\$1,246
Perry	58	9,022	\$6,488,807	\$719
Pike	2	210	\$584,164	\$2,788
Potter	7	1,136	\$821,615	\$723
Schuylkill	101	10,805	\$12,488,674	\$1,156
Snyder	24	2,707	\$3,506,831	\$1,295
Somerset	12	1,617	\$2,734,070	\$1,691
Sullivan	8	706	\$810,957	\$1,148
Susquehanna	34	6,515	\$5,705,909	\$876
Tioga	18	2,542	\$2,696,264	\$1,061
Union	81	8,329	\$10,735,906	\$1,289
Warren	2	310	\$294,652	\$951
Washington	38	5,914	\$10,925,588	\$1,847
Wayne	48	5,897	\$7,460,961	\$1,265
Westmoreland	97	12,814	\$26,972,152	\$2,105
Wyoming	11	1,793	\$1,977,615	\$1,103
York	277	41,636	\$75,113,860	\$1,804
Grand Total	5,242	544,892	1,403,630,648	\$2,576



Projects for Review and Comment

In 2017, **82** projects were submitted to the Planning Commission for endorsement/consistency review.

Month	Applicant/Project/Description	Municipality
January	CED—PA Pipeline Program (PIPE) funding—Westgate Business Park Project	Big Beaver Boro
January	Keystone Consultants—Equitrans, L.P.—H-156 Confirmation Dig 3 Project	Independence Twp
January	Keystone Consultants, Inc.—Columbia Gas of PA Inc.—D-272 Pipeline Project	Center Twp
January	Blackhawk School District—installation of turf surface	Chippewa Twp
February	Columbia Gas of PA Inc.—Line D-86 Pipeline Replacement Project	Rochester Twp
February	Buckeye Pipeline Company, PP—Midland Station Project	Midland Boro
February	Robert Borland—Whispering Woods Mobile Community Project	New Sewickley Twp
February	Darlington Twp—DCNR funding—Comfort Station Addition to Community Park Project	Darlington Twp
February	Castlebrook Development Group— Beaver Valley Mall Development Project	Center Twp
February	Wesex Corporation—Big Beaver Koppel Distribution Center Project	Big Beaver Boro
February	Adcam Properties, LLC— small flow treatment facility (206 Lisbon Road)	Ohioville Boro
February	Metals USA Facility—Ohio River Bank Remediation Project	Ambridge Boro
March	Center Twp Sanitary Auth—WWTP Headwords Facilities Improvements Project	Center Twp
March	Cardinal PA Midstream, LLC—B15 Well Connect Project	New Sewickley & Economy
March	Central Valley School Distt -Additions & Renovations to Todd Lane Elementary School Project	Center Twp
March	Wesex Corp—Big Beaver Koppel Distribution Center Project	Big Beaver Boro
March	Chesapeake Appalachia, LLC—Midland Boro Water Auth update—to SW PA Water Mgmt Pl	Midland Boro
March	Range Resources—Appalachia, LLC—Minton William 12298 Well Site Project	Independence Twp
March	Independence Conservancy- Rocky Bottom Natural Area Public Access Design & Construction	Potter Twp
March	Third Street Beaver Assoc, LLC— Baglio Property—Evergreen Circle Project	Brighton Twp
March	Center Twp Water/Sewer Auth—SR 18 Water/Sewer Line Extension Projects (2)	Potter Twp
March	Shell Chemical Appalachia LLC—Industry Site Project	Industry Boro
March	Shell Chemical Appalachia LLC—Administrative/Parking Complex	Potter Twp
March	Zelienople Municipal Airport—Improve Safety of Airside Facilities	Franklin Twp
March	Champion, Inc.—Concrete Batch Plant Project	Midland Boro
March	ETC Northeast Pipeline, LLC—Revolution Pipeline—Phase 2—Major Modifictions	Independence, Raccoon, Center, New Sewickley & Conway
April	Dominion Transmission Inc.—Ln 32 & LN 35 Pipeline Replacement Project	Big Beaver & Homewood
April	Ohioville Boro Mun Auth—SR 0168 Waterline Relocation Project	Ohioville Boro
April	Columbia Gas of PA, Inc.—3115 Townwood Road Pipeline Installation Project	North Sewickley Twp
April	PennEnergy Resources, LLC—Ohio Waterline Project	Freedom, Rochester Twp & New Sewickley Twp
April	Ardex Engineered Cements—Ardex Campus Extension Project	Center Twp
April	Peoples Natural Gas Co—Fairview Road Bridge 4” Gas Line Stream Crossing Project	Ohioville Boro
April	North Sewickley Water Auth—SR 1014 Sec B35 Wises Grove Waterline Installation Project	Marion Twp
April	MarkWest—Krivickas to Smith Pipeline Project—Major Modification	Hanover Twp
April	Alleghney Land Trust—Big Sewickley Creek Watershed Project	Ambridge Boro & Economy Boro



Month	Applicant/Project/Description	Municipality
May	Hopewell Twp—DCNR Grant—Hopewell Community Park Updates Project	Hopewell Twp
May	MarkWest Liberty Midstream & Resources Inc.—Smith to McMichael Pipeline Addendum Project	Independence Twp
May	Ellwood City Boro—DCRN C2P2 Grant—Ewing & Steifel Parks Projects	Ellwood City Boro
May	PGT Trucking—Beaver County Corporation Parcel Project	Hopewell Twp
May	Plenary Walsh Keystone Ptrns—JV # 456 SR 3009 Section 000 Project	Hopewell Twp
May	Pike Business Park, LLC—Pike Business Park Project	South Beaver Twp
May	Brighton Twp—DCNR C2P2 Grant—Two Mile Run Park Trails Project	Brighton Twp
May	PennDOT—Greene Twp SR 0030, Section B07—US 30 Upgrade Project	Greene Twp
May	PennDOT—SR 4012, Section B08 Project	Chippewa Twp
May	PennDOT—SR 4005, Section B02 Project	Darlington Twp
June	Central Valley School District—Phase 1 Athletic Facility Improvements Project —High School	Center Twp
June	Ambridge Boro—Walter Panek Park and 8th Street Park Rehabilitation Projects	Ambridge Boro
June	PennDOT—SR 1026, Section B04 (Reno Street lane reconstruction & landslide remediation)	Rochester Twp
June	Castlebrook Development Group—Pinehurst Village Plan of Lots Phase 1	Ohioville Boro
July	Columbia Gas of PA—Pittsfield Alley Road Pipeline Relocation Project	New Brighton Boro
July	Midland Boro Mun Auth—RCAP—GIS Project	Midland Boro
July	Buckeye Partners—Buckeye Midland Development Project	Midland Boro
July	MarkWest Liberty—Ziolkowski to Smith Pipeline Major Modification Project	Independence Twp
August	Pike Business Park LLC—Park Business Park Project	South Beaver Twp
August	CDBG FY 2017 funded project—Darlington Boro Plumb St Storm Inlets	Darlington Boro
August	MarkWest Liberty—Seibel to Smith Pipeline major modification	Independence Twp
August	American Transmission Systems Inc.—Castlewood & Frisco Substations Projects	Franklin Twp
August	Columbia Gas of PA—Pgh International Race Complex Pipeline Installation Project	Big Beaver Boro
August	DBC Real Estate Management LLC—Eagles Landing at Mateer Farms Project	Center Twp
August	Monaca Boro—Multimodal Transportation Fund Grant	Monaca Boro
Sept	PA American Water Co—Mecklem Pump Station Replacement	Ellwood City
Sept	Ardex Americas, Inc.—Ardex Campus Extension Major Modification Project	Center Twp
Sept	PennDOT—SR 0030, Section B07—US 30 Upgrade Project	Greene Twp
Sept	New Brighton Boro - Pittsfield Alley Bridge Replacement Project.	New Brighton Boro
Sept	Mazza Desing Solutions—Construction of new Reno Bros, Inc. Office & Shop Project	Rochester Twp
Sept	Constitution Blvd Development, LP—Constitution Ridge Estates Project.	Chippewa Twp
Sept	Joe Zallo—Zallo Subdivison Road Improvements Project	Franklin Twp
Sept	Shadow Lakes Residential Development Project	Hopewell Twp
Oct	Mazza Design Solutions—Prop. Residential Land Development Project	Harmony Twp
Oct	FENOC—FirstEnergy Nuclear Operating Co—BV Power Station—Area 2 Project	Shippingport Boro
Sept	Shell Pipeline Company, LP—Falcon Ethane Pipeline System Project	Greene, Independence, Potter & Raccoon
Oct	Pennsylvania Turnpike Commission —Beaver River Bridge Replacement Project	North Sewickley, Big Beaver
Oct	Duquesne Light Co—Diagonal River Crossing Project	Brighton/Potter/Vanport
Nov	Brighton Twp Municipal Auth—SR 4028 Tuscarawas Rd Waterline Replacement Project	Brighton Twp



Permit Application Notifications

The *Pennsylvania Department of Environmental Protection (Act 14, as amended)* requires that all applicants for non-mining environmental permits give written notice to each municipality in which they are located. These notices are forwarded to the County Planning Commission for review. In 2017, the Beaver County Planning Commission received and reviewed a total of **184** notifications.

<u>Permit Application Type</u>	<u>Quantity</u>
Air Quality Permits	10
Encroachment Permits	59
Mining Activity Permits	2
NPDES Permits	49
Oil & Gas Permits	37
Railroad Permits	2
Solid Waste Permits (residual, municipal, etc.)	4
Water Quality Permits	2
Water Management Plan/Withdrawal Plan Permits	3
Water Supply	5
Other/Miscellaneous	11
Total	184

Solid Waste (Municipal, Residual, and Hazardous Waste)

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

In 2017 the Planning Commission did not received **no** solid waste permit applications for comment.





Project Status Reports

The Beaver County Planning Commission presents a project status report that provides updates to the Planning Commission Board at every monthly meeting in order to maintain open lines of communication and monitor progress relative to the administration of grants. Visit the Beaver County Website under the office of Planning and Redevelopment to review meeting minutes pertaining to the reports.

E-library

E-library is a service of the Commonwealth of Pennsylvania that provides municipal comprehensive plans, zoning ordinances, subdivision and land development ordinances and other municipal ordinances online for public use. The Beaver County Planning Commission collects and provides copies of these documents to the Commonwealth for inclusion on the E-library web page. E-library receives documents on a quarterly basis.

www.elibrary.state.pa.us

Floodplain Training

In 2017 Beaver County Planning Commission Staff presented the National Flood Insurance Program duties of a Floodplain administrator in five (5) Southwestern Pennsylvania Counties: Washington, Fayette, Armstrong, Butler, and Beaver. On July 21, 2017 the Beaver County Planning Commission Staff proctored the National Certified Floodplain Manager Exam in Pittsburgh Pa.

Transportation Planning

The Beaver County Planning Commission has a limited role in transportation planning. However, Planning Commission staff does participate in the Public Participation Panel Process and the Regional Freight Form at the Southwestern Pennsylvania Commission Agency in Pittsburgh.

EPA Brownfields Grant update

The Beaver County Planning Commission has made significant progress in identifying and studying sites as Brownfields. The sites are located in Aliquippa, Center, Midland, Monaca, and Moon Township Alleghany County. All 5 sites have had a Phase I study completed. The consultant is currently working on a Phase II of each site. The Beaver County sites was one of the main entities presented at the 2017 National Brownfield Conference in Pittsburgh. The EPA granted Beaver Country an extension to March of 2018 to complete for completion of the studies.



Census 2010 Census 2020

Census information is available on the three websites listed below:

www.census.gov ; www.pasdc.hbg.psu.edu ; www.spcregion.org

The 2010 Census is available online as well as in hard copy from the Beaver County Planning Commission office.

The Beaver County Planning Commission is preparing for Census 2020. The Census Bureau has begun sending information via emails to the Planning Commission concerning the upcoming 2020 Census

Municipal Separate Storm Sewer Systems (MS4)

Each year since 2003, the Department of Environmental Protection (DEP), through the *Stormwater Management Act*, requires municipalities with Municipal Separate Storm Sewer Systems (MS4) to apply for NPDES discharge permits. This addresses issues involving groundwater contamination in the waters of the Commonwealth of Pennsylvania. Beaver County, along with 29 municipalities are required annually to:

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

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

Act 167 Stormwater Management Plan

In 2017, Beaver County Planning Commission Staff met with Erin Kepple from SPC and a consultant from the Army Corp of Engineers. The meeting consisted of looking into possible funding in order to start the process of developing and writing storm water management plans for watersheds in Beaver County

SPC Appalachian Regional Commission - Area Development Program (ARC)

The Appalachian Regional Commission (ARC) is a regional economic development agency that represents a partnership of federal, state, and local governments. Established by an act of Congress in 1965, the ARC is composed of the governors of the 13 Appalachian states and a federal co-chair appointed by the President. The Southwestern Pennsylvania Commission oversees local participation through a multi-county advisory board. In 2017, the Beaver County Planning Commission assisted the Borough of Midland Municipal Authority in applying for funds.

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

GIS is used to support planning-related activities, activities in the Redevelopment Authority, the Agricultural Land Preservation Program, Emergency Management Services, Assessment and other county departments. County agencies along with Baker Engineering and Environmental Systems Research Institute (ESRI) work together to make sure the system functions at full capacity to meet the unique needs of each office. The web portal is free to the public for assessment information. Projects this year included:

A land evaluation tool was developed to automate Subdivision and Land Development reviews.

Building footprint project nearing completion.

Pictured: Land Development Evaluation Tool with 2016 aerials

