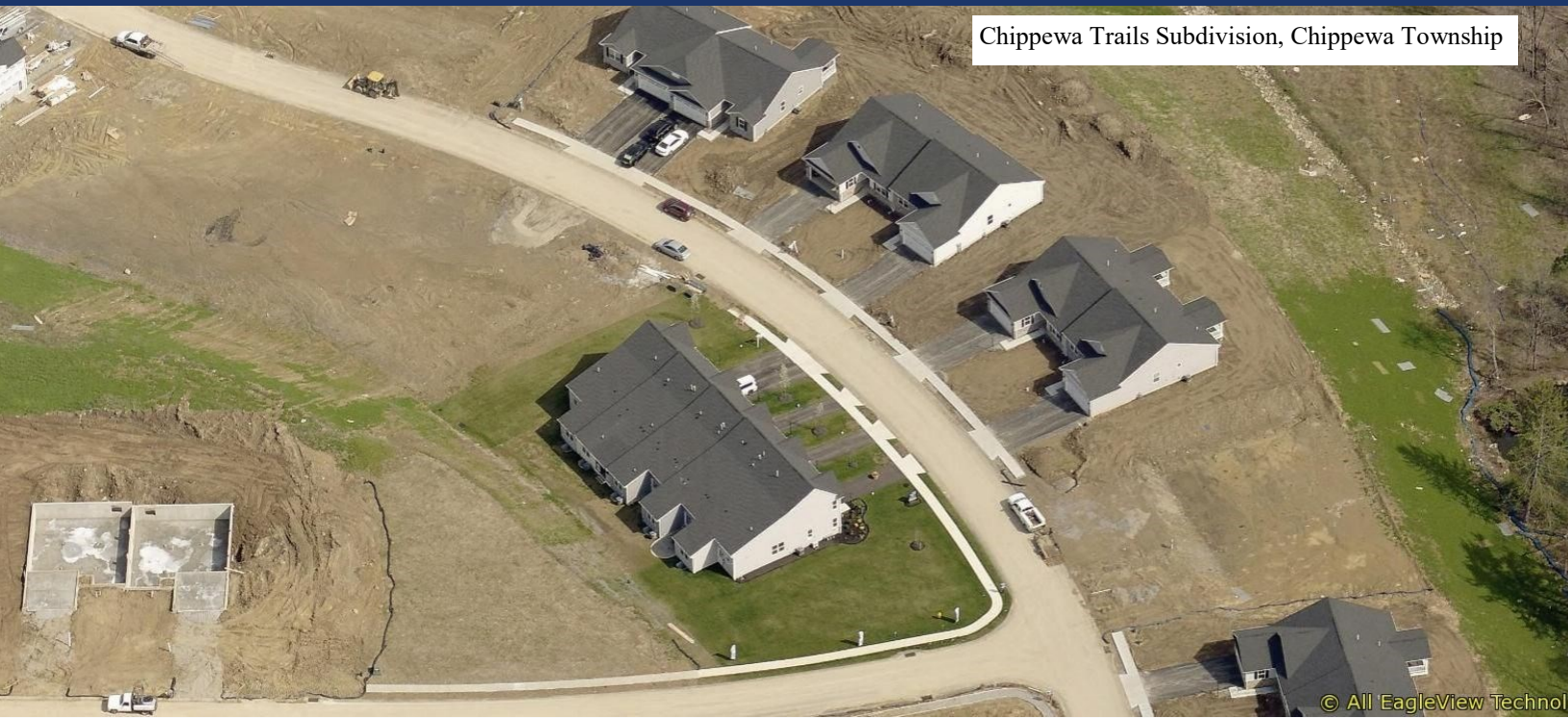


2023 Beaver County Planning Commission Annual Report



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



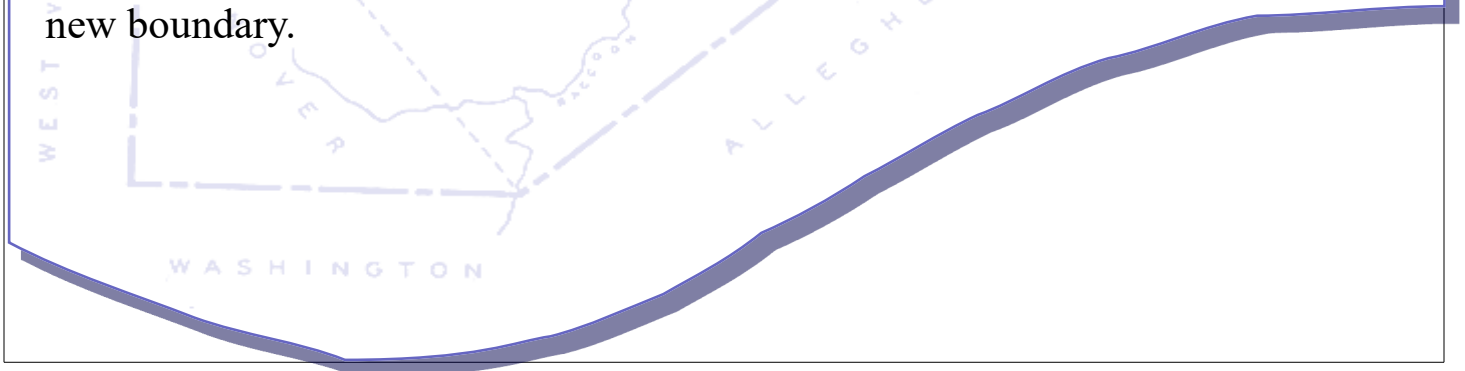
COUNTY FORMED IN 1800

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

The original boundary description read as follows:

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

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





Beaver County Geographic Location

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

Beaver County encompasses approximately 444 square miles (about one percent of the area of Pennsylvania) making it one of the smaller counties in the State. Beaver County lies in the foothills of the Allegheny mountain range with gently rolling hills and valleys throughout the area and is divided by the Ohio and Beaver Rivers. It is comprised of 54 small municipalities consisting of 2 third class cities, 29 boroughs, 5 first class townships, 17 second class townships and a portion of the Borough of Ellwood City, each with its own governing body. Major roadways include Interstate 76 (the Pennsylvania Turnpike), Interstate 376, State Routes 18, 30, 51, 65 and 68.



Beaver County Board of Commissioners

The Beaver County Planning Commission is required by the *Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247, as amended, Article II, Section 207* to submit by March 1st an annual report of its activities and projects for the previous year. This annual report fulfills the Beaver County Planning Commission's (BCPC) obligation as outlined in the Pennsylvania Municipalities Planning Code (PA MPC), Section 207; Conduct of Business. The report content highlights all relevant business undertaken by the Commission and staff throughout 2023. At this time, Beaver County presents the 2023 Annual Report.



Daniel Camp-Chairman
2016-Present



Jack Manning
2020-Present



Tony Amadio,
2008-Present



Beaver County Planning Commission Board

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

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

Mission Statement

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

Our Vision

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

Beaver County Planning Commission Board Members

Anthony Rosatone Chairperson

Michael Dyrwal Vice Chairperson

Judith Charlton

Dee Dixon

Mychael Wells

Howard Stuber

Cindy Vannoy

Heather Harmon Kennedy

Christopher Ruppen

Board Solicitor

Attorney Samuel Orr III

Statutory Authority for Planning

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

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

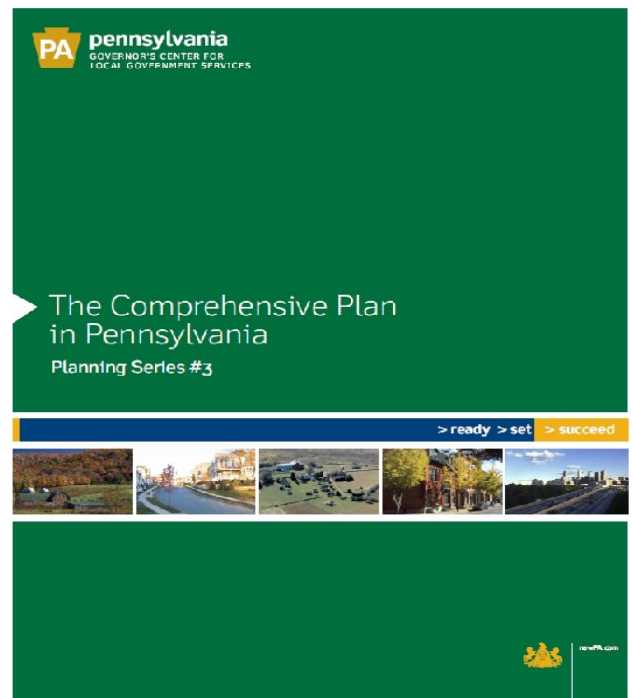
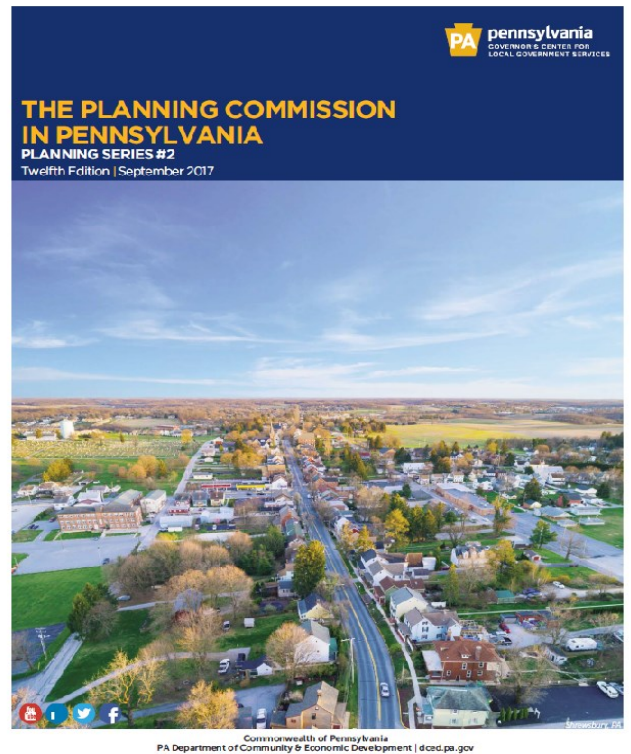
In Pennsylvania, the Municipalities Planning Code is the uniform planning and land use enabling law for all municipalities and counties, including those under home rule, but not for the cities of Philadelphia (consolidated with Philadelphia County) and Pittsburgh.

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

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

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

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



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



Board Message

The Beaver County Planning Commission Board is pleased to present our Annual Report for 2023.

Simply stated, this report records the changes in land use, within the various Beaver County communities over the past year.

It reveals the combined activities throughout Beaver County municipalities. It reflects the combined actions of those many individual landowners, developers, and Investors who are driving the growth of Beaver County. From the parent/landowner gifting a portion of their land to a child, through a local investor's dreams of a project to the impact of national and international companies contributing their vision and investment.

It brings to light the work of the Municipalities, through their appointed Engineers who complete their analysis of the myriad of requirements including zoning, slope, lot size and coverage; while planners, analyze the uses submitted. All of this is done while remaining mindful of their environmental impacts.

The Report further catalogues the work of Beaver County Office of Planning and Redevelopment, in their review, & commentary as well as the suggestions and counsel offered to the various municipalities.

In doing so, this Annual Report paints the picture of the evolution of Beaver County as it grows into the future.

The Beaver County Planning Commission's Board is honored to serve, and to submit this report.

We look forward to next year.

Michael Dyrwal
Vice Chairman



Beaver County Office of Planning and Redevelopment Staff

ADMINISTRATION

Lance Grable **Executive Director**

Dan Distler **Planning Director**

Frank Vescio **GIS Coordinator and Planning Assistant**

Sue Jamery **Senior Administrative Assistant**

David Thompson **Planning Assistant/Redevelopment Specialist**

This report summarizes the actions and efforts of the Beaver County Planning Commission for calendar year 2023. It has been prepared by the Beaver County Office of Planning and Redevelopment staff and is submitted to the Beaver County Board of Commissioners

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

BEAVER COUNTY PLANNING COMMISSION

www.beavercountypa.gov

Welcome New Staff



David Thompson-Associate Planner/Redevelopment Specialist

Hired in October of 2023, David is a graduate of Youngstown State University and holds a Bachelor's Degree in Geography/GIS. David has experience in Strategic Planning and Economic Development, previously working towards the revitalization of Youngstown, Struthers, Mahoning County, and Columbiana County in Ohio. David is also a Trustee of the Wellsville Community Foundation where he lives, and has a passion for the revitalization of Legacy Communities.

Joseph C. West, Planning Director left in March 2023. We wish him a happy retirement and good luck in any future endeavors.



Table of Contents

County Plans and Ordinances.....	11
Subdivisions and Land Developments.....	12
ACT 537 and Agricultural Security Areas.....	19
Projects for Review and Comment	20
Permit Application Notifications.....	23
Floodplain Management and EPA Brownfields Grant	24
Transportation.....	25
Geographic Information System.....	26
Professional Planning Services to Boards and Agencies.....	27



County Comprehensive Plan

Comprehensive planning is a process that determines community goals and aspirations into a living document known as a comprehensive plan. Beaver County chose to develop an Implementable Comprehensive Plan seeking to identify solutions to local and regional issues through a community-based planning process. An implementable plan bases its structure around the issues most important to the community. Projects requiring state and/or federal review necessitate consistency with the adopted Comprehensive plan. We work hard to ensure that all projects in Beaver County are in line with the goals and structure of the adopted plan.

The planning process has been underway and the plan will be finalized in the summer of 2024.

Municipal Zoning Ordinances

The Beaver County Planning Commission received 13 requests to review a proposed Zoning Ordinance in 2023.

Municipal Subdivision Amendments

In 2023, the Beaver County Planning Commission did not receive any requests for review of municipal Subdivision and Land Development ordinance amendments. The following chart shows the complete list of reviews; it **does not** show those actually adopted by the municipalities.

Municipality	Month	Description
Brighton Township (3)	January	1) Definitions and revising article XII C2 Mixed Use Dist, 2) Buffer yards, 3) zoning map
North Sewickley Township	February	Short term rentals
Multi-Municipality	March	Fallston Borough, New Brighton Borough, Daugherty Township, & Pulaski Township
Harmony Township	April	Front Yard Setback for principal & accessory structures in R-1 & R-2
Darlington Township	May	Solar Energy Systems Zoning Amendment
Brighton Township	June	Zoning Code Amendment—Chapter 195
Beaver Borough	July	Zoning Amendments (5 amendments)
New Sewickley Township	July	Zoning Amendments (2 amendments)
Beaver Borough	September	Zoning Amendments—Ord. # 855
City of Beaver Falls	September	Zoning Amendment & Map Amendment
Independence Township	November	Zoning Map Change
Brighton Township	November	Zoning Amendment—Chapter 195 Section 3
Center Township	December	Zoning Ordinance Revisions

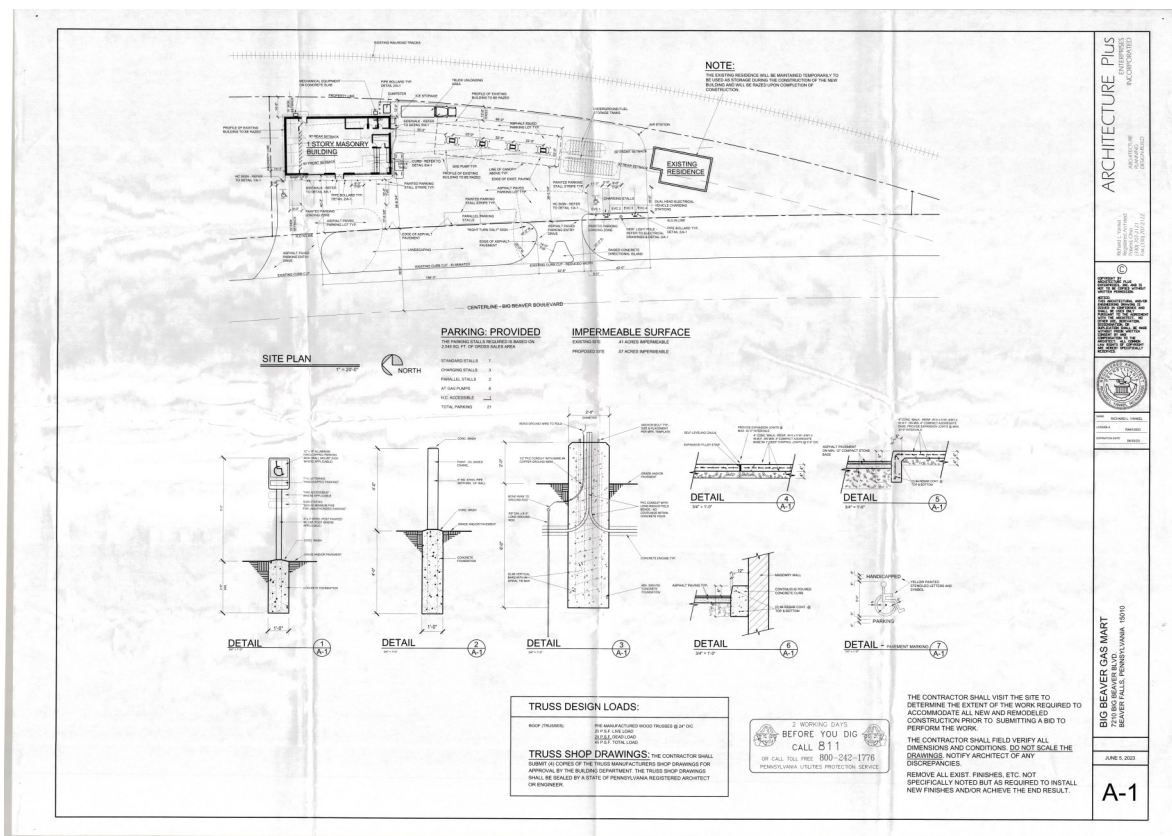


Land Development Process

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

LAND DEVELOPMENT - any of the following activities:

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



The picture above is an example of a Land Development in Big Beaver Borough



Subdivision and Land Development Activity

This annual report is a summary of the subdivision, land development, municipal amendments, land use environmental reviews, and, other reports and applications received by the Beaver County Planning Commission (BCPC) for review and comment as authorized by the Pennsylvania Municipalities Planning Code (Act 247 as amended). It is not intended, nor should it be interpreted, as a summary of the amount of construction activity or the number of housing units built within the county or a particular municipality during 2023. Information on construction activity can be obtained by contacting the municipality.

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

The number of reviews for 2023 reflects all the proposals submitted and reviewed during the year, including those that may have also been reviewed in a previous year at an earlier plan stage. Where a subdivision or land development was reviewed more than once in the current year due to different planning stages, it was counted more than once as a reviewed proposal. This allows for an accurate account of the number of reviews conducted by staff during the year.

Subdivision and Land Development Activity

In accordance with Sections 502 and 704 of the Pennsylvania Municipalities Planning Code (Act 247 as amended), all applications for subdivisions, land developments, and planned residential developments reviewed by municipalities must be submitted to the county planning agency for review and comment. The following information on the next several pages describes the proposed residential and nonresidential subdivision and land development activity reviewed by the Beaver County Planning Commission in 2023.

Land Potentially Impacted by Proposed Development

Subdivision and Land developments have a significant impact on the amount of land available for future development. **The chart on pages 15 and 16** shows the amount of land potentially impacted by proposed development in 2023.



2023 Land Developments

Municipality	Name
City of Aliquippa	US Gypsum Storage Shed Expansion LD Versatex LD
Baden Borough	Sheetz #223 Re-Build LD
Beaver Borough	Wright Real Estate Development LLC LD Town Center Associates LD
Big Beaver Borough	Lindy Paving Office Expansion LD Pittsburgh International Race Complex Storage Bldg LD Big Beaver Gas Mart LD
Center Township	Center Twp Chipotle LD Gateway Rehab Adolescent Bldg LD
Harmony Township	Skyline Metals, LLC LD
Hopewell Township	Courtyards at Legends LD
Monaca Borough	Monaca Lofts LD
Midland Borough	PA Cyber New Operations Center LD
New Sewickley Township	WVWA Interconnect Project LD Freedom Dollar General LD
Pulaski Township	Dollar General LD
Rochester Township	Keystone Manufacturing LD
South Heights Boro	Industry Terminal & Salvage Co Inc. LD



2023 Subdivisions and Land Developments by Municipality

Municipality	Subdivisions	Lots	Acres	Land Developments	Existing Acres	Developed Acres
City of Aliquippa	0	0	0	2	136.5	24.3
Ambridge Borough	2	2	0.45	0	0	0
Baden Borough	1	1	4.34	2	4.53	4.53
Beaver Borough	1	8	0.61	1	0.61	0.61
City of Beaver Falls	2	3	1.21	0	0	0
Big Beaver Borough	1	1	97.49	3	419.04	2.99
Bridgewater Borough	0	0	0	0	0	0
Brighton Township	9	74	328.48	0	0	0
Center Township	12	20	96.89	2	25.88	1.5
Chippewa Township	15	39	54.7	0	0	
Conway Borough	1	2	0.48	0	0	0
Darlington Borough	0	0	0	0	0	0
Darlington Township	2	4	25.36	0	0	0
Daugherty Township	3	4	6.61	0	0	0
East Rochester Borough	0	0	0	0	0	0
Eastvale Borough	0	0	0	0	0	0
Economy Borough	6	15	168.72	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	5	10	232.15	0	0	0
Freedom Borough	1	1	0.27	0	0	0
Georgetown Borough	0	0	0	0	0	0
Glasgow Borough	0	0	0	0	0	0
Greene Township	3	6	357.45	0	0	0
Hanover Township	3	4	79.67	0	0	0
Harmony Township	0	0	0	1	4	4
Homewood Borough	0	0	0	0	0	0
Hookstown Borough	0	0	0	0	0	0
Hopewell Township	3	50	74.67	1	49	17

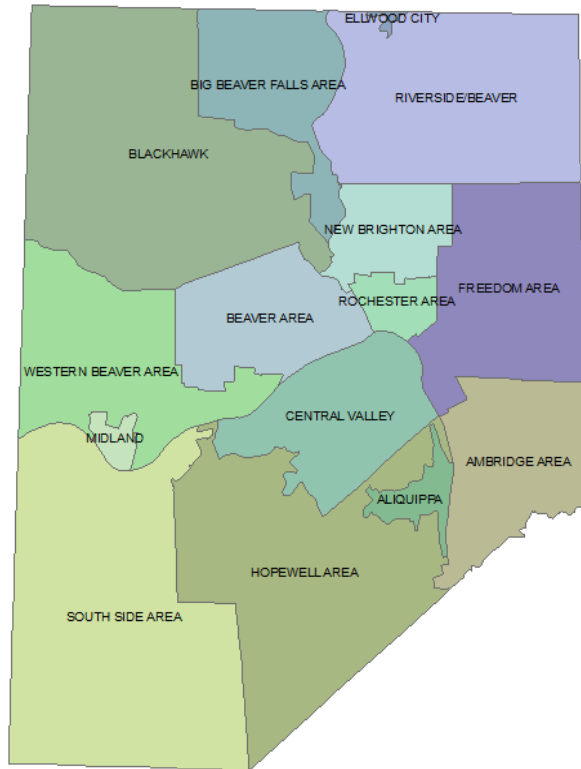
**2023 Subdivisions and Land Developments by Municipality**

Municipality	Subdivisions	Lots	Acres	Land Developments	Existing Acres	Developed Acres
Independence Township	5	10	268.32	0	0	0
Industry Borough	0	0	0	0	0	0
Koppel Borough	0	0	0	0	0	0
Marion Township	0	0	0	0	0	0
Midland Borough	0	0	0	1	34.35	17.17
Monaca Borough	1	2	1	1	0.35	0.35
New Brighton Borough	0	0	0	0	0	0
New Galilee Borough	0	0	0	0	0	0
New Sewickley Township	3	4	80.3	2	64.79	2.529
North Sewickley Township	5	9	182.24	0	0	0
Ohioville Borough	8	18	54.17	0	0	0
Patterson Heights Borough	0	0	0	0	0	0
Patterson Township	1	1	0.39	0	0	0
Potter Township	0	0	0	0	0	0
Pulaski Township	0	0	0	1	0.4	0.4
Raccoon Township	5	9	265.67	0	0	0
Rochester Borough	1	1	1.18	0	0	0
Rochester Township	2	2	0.7	1	7.42	0.11
Shippingport Borough	1	2	431.01	0	0	0
South Beaver Township	2	5	21.33	0	0	0
South Heights Borough	1	2	3.71	1	4	0.5
Vanport Township	0	0	0	0	0	0
West Mayfield Borough	0	0	0	0	0	0
White Township	0	0	0	0	0	0
Total	105	309	2,839.57	19	750.87	75.99

Total Number of Subdivisions and Land Developments = 124**Total Acreage of Subdivisions and Land Developments = 2,915.56**

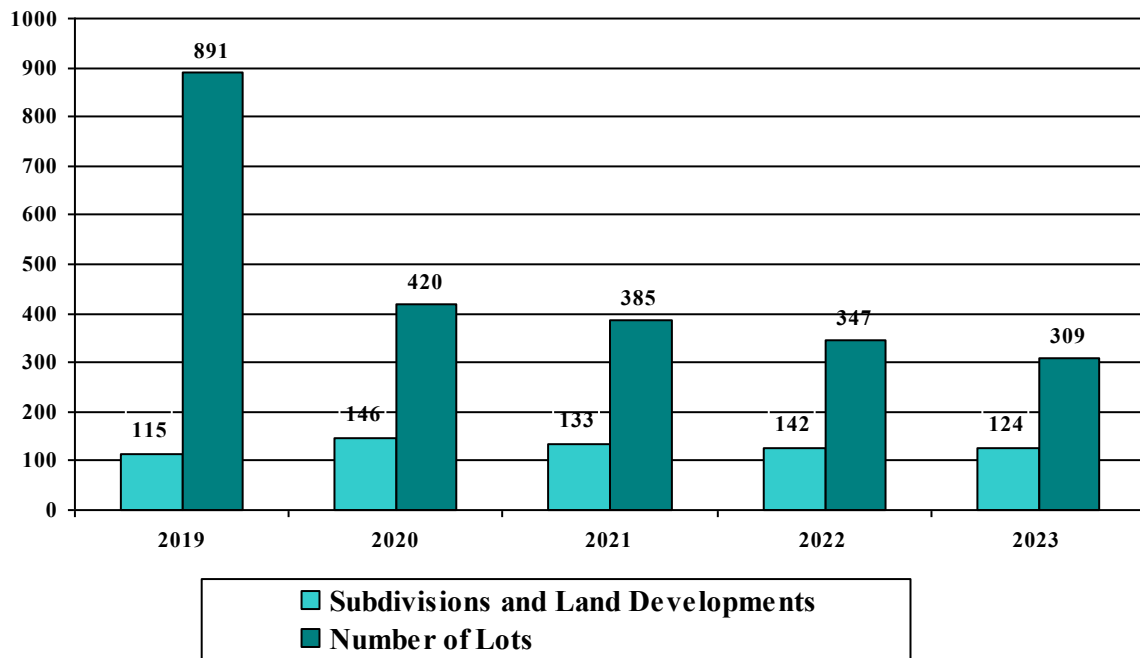


2023 Subdivisions by School District

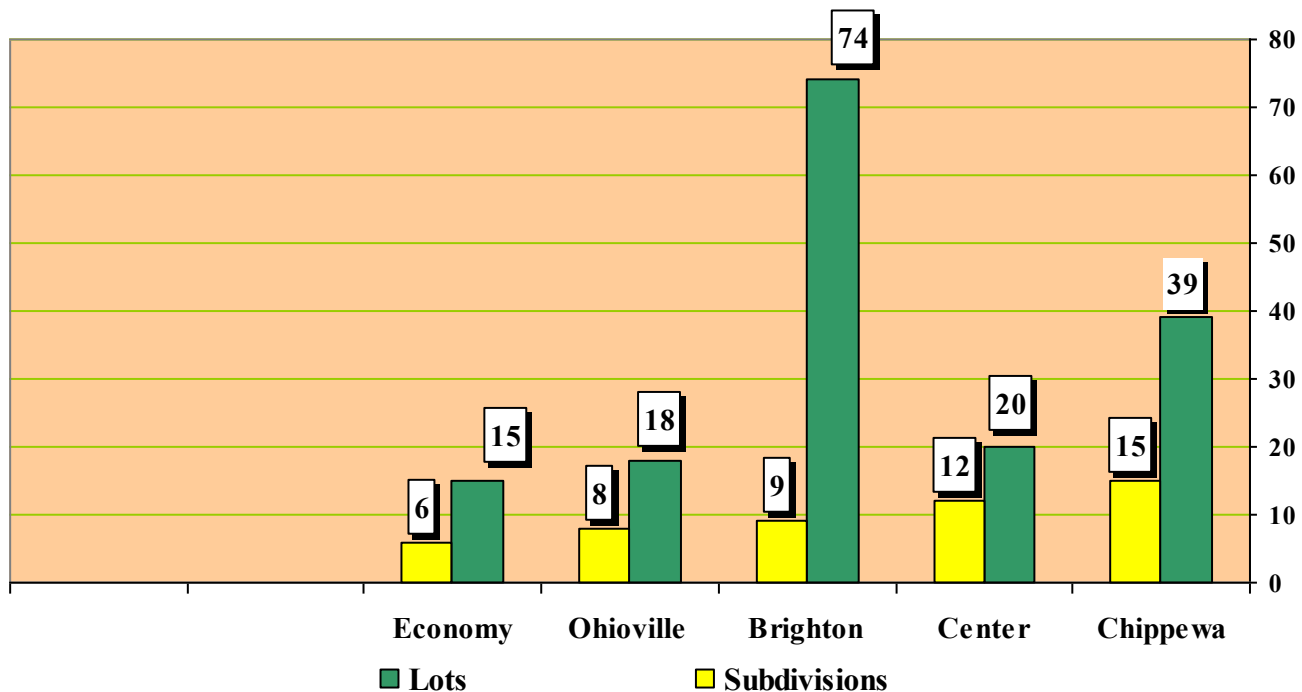


School District	Lots	Acres
Aliquippa	0	0
Ambridge Area	20	177.22
Beaver Area	82	329.09
Big Beaver Falls Area	4	98.70
Blackhawk Area	49	101.78
Central Valley Area	22	97.89
Ellwood City (BC)	0	0
Freedom Area	7	81.05
Hopewell Area	69	608.66
Midland	0	0
New Brighton Area	5	6.61
Riverside Beaver Co.	19	414.39
Rochester Area	3	1.88
South Side Area	12	868.13
Western Beaver Area	17	54.17
Total	309	2,839.57

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 2023**

In 2023, the Beaver County Planning Commission reviewed **65** minor subdivisions (2 lots or less), **40** major subdivisions (3+ lots) and **19** land developments (multi-family or non-residential). Lots created or proposed for potential development numbered **309**. A total of **2,915.56** acres were affected.

Top 5 Municipalities for Subdivisions and Number of Lots in 2023



Act 537 Sewage Facility Plan Revisions / Plan Updates

The **Pennsylvania Sewage Facilities Act 537**, as amended, was enacted on January 24, 1966 to correct existing sewage disposal problems and prevent future problems. To meet this objective, the Act requires proper planning in all types of sewage disposal situations. Local municipalities are largely responsible for administering the Act 537 Sewage Facilities Program. To assist local municipalities in fulfilling this responsibility, the Department of Environmental Protection (DEP) provides technical assistance, financial assistance, and oversight. In 2023, the Beaver County Planning Commission reviewed 7 Act 537 Sewage Facilities Plan Revisions.

Month	Applicant	
March	Lindy Paving Office Expansion 537 Rev	Big Beaver Borough
May	Gumpf Subdivision	South Beaver Township
September	Douglass Subdiv & Consol Plan	North Sewickley Township
July	Dutch Ridge Road Subdiv Plan	Brighton Township
August	Meadow Crest—Updated 537 Rev	New Sewickley Township
September	Versatex	City of Aliquippa
November	125 Temple Road—537 Rev	Center Township

Agricultural Security Areas

The **Agricultural Security Law (Act of June 30, 1981, P.L. 128, No. 43, as amended)** allows municipalities to create Agricultural Security Areas (ASA) when petitioned by farmers committing a minimum of 250 acres and meeting minimum acreage size. An ASA provides the landowner with additional protection from changes in surrounding land uses that could restrict his ability to farm successfully, such as complaints from adjacent residential subdivisions, condemnation by government and/or public utilities and assessments for new sewer and water lines running by his property. It does not restrict the farmer's ability to sell his land for development. A municipality must submit the proposals to the County Planning Commission for review and comment prior to creating an Agricultural Security Area, the state-mandated 7-Year Review of its ASA, and any proposed additions/deletions between and during the mandated 7-year Reviews. In 2023, Darlington, Daugherty and South Beaver Townships submitted their 7 year review the Beaver County Planning Commission for review and comment.



Projects for Review and Comment

In 2023, 92 projects were submitted to the Planning Commission for endorsement/consistency review.

Month	Applicant/Project/Description	Municipality
January	Center Twp—Boulevard PRP Improvements Project	Center Township
January	New Sewickley Twp—PRP Improvements Project	New Sewickley Township
January	Industry Boro—2023 Stormwater Improvements Project	Industry Borough
January	Brighton Twp Mun Auth—Tuscarawas Rd Waterline Replacement Project	Brighton Township
January	New Sewickley Mun Auth—WVWA Interconnect Project	New Sewickley Township
January	Brighton Twp—BTMA Standpipe Improvements Project.	Brighton Township
January	Patterson Twp—Fern Ave. Stormwater Improvements Project	Patterson Township
January	New Sewickley Twp—Robinson Street Waterline Replacement Project	New Sewickley Township
January	Harmony Twp—replace, upgrade and extend storm sewers Project	Harmony Township
January	Center Twp—Municipal Complex Drainage Improvements Project	Center Township
January	Rochester Twp—PRP Improvements (Virginia Basin) Project	Rochester Township
January	Columbia Gas of PA—Chapel Rd Replacement Project	Center Township
January	Aliquippa Mun Water Auth—WWTP Final Clarifier Rehab Project	City of Aliquippa
January	New Sewickley Twp—SR 989 Waterline Ext Project	New Sewickley Township
January	Hopewell Twp—Raccoon Creek Bar Screen Replacement Project	Hopewell Township
January	North Sewickley Twp Sewer Auth—Generator Replacement Project	North Sewickley Township
January	White Twp—Sewer System Cleaning & Televising Project	White Township
January	White Twp—22nd Ave & Craighead Lane Storm Sewer Improvements Project	White Township
January	Harmony Twp—Sanitary Sewer Issues Improvements Project	Harmony Township
January	Patterson Twp—Corrective Action Sewer Repairs Project	Patterson Township
January	New Sewickley Twp—Potter Elevated Water Storage Tank Project	New Sewickley Township
January	Aliquippa Mun Water Auth—Potter Elevated Water Storage Tank Project	Potter Township/ City of Aliquippa
January	Center Twp Water Auth —Chapel Rd Waterline Replacement Project	Center Township
January	Center Twp Water Auth—Bunker Hill Elevated Water Storage Tank Improvements Project	Center Township
January	Ambridge Water Auth—8th Street Waterline Replacement Project	Ambridge Borough
January	Lakeside Village Partners, LP—Courtyards at Lakeside Village Project	Economy Borough
February	Columbia Gas of PA—Plastic gas pipeline installation Project	North Sewickley Township/ Ellwood City
February	New Sewickley Twp Mun Auth—Robinson Street Waterline Replacement Project	New Sewickley Township
March	Beaver Falls Mun Auth—Bradys Run Main Replacement Project	Brighton Township & Patterson Township
March	Marion Twp—Herman Road Waterline Project - PA Small Water & Sewer Program	Marion Township
March	White Twp—12th Avenue Bridge Replacement Project	White Township
March	Brighton Twp—BC Dept of Public Works—Bradys Run Park Sanitary Sewer Project	Brighton Township
April	West Mayfield Boro—Sanitary Sewer System Rehab Project	West Mayfield Borough
April	Brighton twp—Two Mile Run Park Trails—Phase II Project	Brighton Township
April	Hopewell Twp—Hopewell Twp Fill Site Project	Hopewell Township
April	Aliquippa—Hollywood Sanitary Sewer Improvements	City of Aliquippa

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

Month	Applicant/Project/Description	Municipality
April	Ambridge Boro—Regional Wellness and Sports Complex/Community Center Project support letters	Ambridge Borough
April	Brighton Twp—Baycura Property—Two Mile Run Park Expansion—Land Acquisition & Conserv	Brighton Township
April	Hopewell Twp—New Stormwater management measures to the Twp Depository.	Hopewell Township
April	Darlington Twp—Darlington Twp Mun Auth Inter-Tie Project support letters	Darlington Township
April	Midland Boro—Midland Swimming Pool Improvements Project	Midland Borough
April	Ambridge Boro—PJ Caul Park Renovations Project support letter	Ambridge Borough
April	Allegheny Land Trust—Big Sewickley Creek Watershed Flow Study	Economy Borough
May	Wright Bros Construction— Vanport Clean Fill Facility—Olivia Street	Vanport Township
May	Midland Boro Mun Auth—Water Improvements Projects Revision—USDA Loan	Midland Borough
May	SPC—Climate Pollution Reduction Grant Application—Support letter	Parts of BC
May	Koppel Boro - Koppel Community Park Project - DCED Greenway, Trails & Recreation Grant	Koppel Borough
May	Columbia Gas of PA Inc.—Independence Twp Community Park Project	Independence Township
June	Franklin Twp—ADA Improve & Perimeter Walking Trail—DCED Greenways, Trails & Rec Gr	Franklin Township
June	Versatex Bldg Products, LLC—proposed new commercial building project	City of Aliquippa
June	Sterling Property LLC —Future land development projects	New Sewickley Township
June	C.J. Palmer Lawnworks, Inc.— wedding venue/banquet hall facility project	North Sewickley Township
June	Ambridge Boro—selected for US EPA Brownfields Assessment Grant for Community wide Assess grant	Ambridge Borough
June	M:7 Sports Complex—DCED Greenways, Trails & Rec Grant—support letter	Center Township
June	Monaca Boro—Prop Monaca Civic Center project	Monaca Borough
July	Penn State Univ—Penntap: P2 Technical Assistance for Commercial Food & Beverage Facilities in Disadvantaged Communities Project (Intergovernmental Review)	Comm. of PA
July	Gulisek Construction— Stamp Fill Site Project	New Sewickley Township
July	ALDI Inc—Saxonburg Div. Construction of an ALDI Grocery Store	Franklin Township
July	Scarmazzi Homes—Courtyards at Legends LD	Hopewell Township
July	Pennko Properties, LLC—Chippewa Heights Plan Project	Chippewa Township
July	Brighton Twp—Crandon Circle Stormwater Basin Project	Brighton Township
July	BC Conservation Dist—2 Growing Greener Grants	North Sewickley Township
August	Monaca Boro—Monaca Water Transmission Replacement Project	Chippewa Township
August	New Sewickley Twp Mun Auth—SR 989 -	New Sewickley Township
August	PTV 1338, LLC—Freedom Dollar General & NPDES permit	New Sewickley Township
August	Pgh International Race Complex Storage Bldgs 2023	Big Beaver Borough
August	RBG Development, LP—RBG Chippewa Retail Project	Chippewa Township
Sept	Center Twp Water Auth—Center Grange Waterline Improvements Project	Center Township
Sept	Center Twp—Bituminous trail and changes to the municipal building footprint Project	Center Township
Oct	Great Living, LLC—Goldenrod Development Project	North Sewickley Township
Oct	PA American Water Co—Koppel Wastewater Treatment Plant Comminutor Replacement Project	Koppel Borough
Oct	DCED Local Share Acct Statewide Grant—Brighton Social Hall Reno Project	Brighton Township
Oct	US Army Corps—Montgomery Locks and Dam—Concrete Batch Plant Project	Potter Township
Nov	PA Cyber Charter School—new warehouse & Technology Center Project	Midland Borough
Nov	Aldi, Inc., Saxonburg Div—Construction of an Aldi Grocery Store Project	Franklin Township
Nov	Fay S&B USA Construction—Beaver River Bridge Fill Site Major Amendment	North Sewickley Township
Dec	Zelienople Airport—Taxi lane, associated hangars and drainage facilities	Franklin Township
Dec	Ambridge Boro—8th St Road Improvements—PennDOT Multimodal Transportation Funds	Ambridge Borough
Dec	Roberts Run LLC—52 Lot residential subdivision including roadways and public utilities, etc.	Brighton Township

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

Month	Applicant/Project Description	Municipality
Dec	Lead Line Replacement—Commonwealth Fin Auth—Statewide Grant	Beaver Borough
Dec	Hollowvue Road Sewer Ext.—Commonwealth Fin Auth—Statewide Grant	Big Beaver Borough
Dec	Midvale Road Sewer Ext.—Commonwealth Fin Auth—Statewide Grant	Big Beaver Borough
Dec	Storm Sewer & Street Improvements—Commonwealth Fin Auth—Statewide Grant	Big Beaver Borough
Dec	Mini Grader Procurement—Commonwealth Fin Auth—Statewide Grant	Brighton Township
Dec	Gypsy Glen Stanpipe Improvements—Commonwealth Fin Auth—Statewide Grant	Brighton Township
Dec	Tuscarawas Road Waterline Improvements—Commonwealth Fin Auth—Statewide Grant	Brighton Township
Dec	Two Mile Run Pollutant Reduction Plan Improvement—Commonwealth Fin Auth—Statewide Grant	Brighton Township
Dec	Brodhead Road/Cherry Way Improvement Plan—Commonwealth Fin Auth—Statewide Grant	Hopewell Township
Dec	Brodhead Rd Sidewalk Ext.—Commonwealth Fin Auth—Statewide Grant	Hopewell Township
Dec	Raccoon Creek UV Disinfection—Commonwealth Fin Auth—Statewide Grant	Hopewell Township
Dec	Todd Road Recreation Complex Acquisition—Commonwealth Fin Auth—Statewide Grant	Hopewell Township
Dec	Koppel Boro—PA American Water Co — Wastewater Treatment Plant SBR & Digester Improve.	Koppel Borough



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 2023 the Beaver County Planning Commission received and reviewed a total of 103 notifications.

<u>Permit Application Type</u>	<u>Quantity</u>
Air Quality Permits	14
Encroachment Permits	24
Mining Activity Permits	-
NPDES Permits	30
Oil & Gas Permits	5
Railroad Permits	2
Waste Permits (solid, residual, municipal, hazardous, etc.)	4
Water Quality Permits	10
Water Management Plan/Withdrawal Plan Permits	2
Water Supply/Allocation	-
Other/Miscellaneous	12
Total	103



Floodplain Management and Training

When it comes to floodplain management and training, the Pennsylvania Association of Floodplain Managers (PAFPM) has become a leader across the State. In 2023 Dan continued to be an Executive Board member of the Pennsylvania Association of Floodplain Managers.

Floodplain Maps



FEMA

This picture shows an example of a Flood Insurance Rate Map (FIRM) of Raccoon Creek Entering the Ohio River.

EPA Brownfields Grant update

In 2023 the Beaver County Planning Commission Staff closed out a \$600,000.00 Environmental Protection Agency Brownfield Coalition Assessment Grant in cooperation with Stromberg/Garrigan & Associates.

PROJECT TITLE AND DESCRIPTION: Beaver County is the primary applicant and awardee of the Brownfields Coalition Assessment Grant. The County is part of the Ohio River Brownfield Coalition which consists of multiple municipalities in both Beaver County and Allegheny. The partners of the Coalition have been working together as part of the EPA Brownfields Area-wide Planning Grant and the County's previous EPA Assessment Grant as well. In addition to Beaver County, the coalition partners for this Grant include the City of Beaver Falls, Township of Darlington, City of Aliquippa, and the Borough of Rochester. The four (4) Coalition partners each submitted executed letters of agreement to Beaver County, agreeing to be part of the Assessment Coalition as part of the initial request for Federal assistance.

The Planning Commission applied for and received a \$500,000 Environmental Protection Agency Cleanup Grant for the remediation of a Brownfield site in Darlington Township that was identified in the previous assessment grant. Remediation of the Darlington Brickyard Site will begin in 2024.



The Southwestern Pennsylvania Commission

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

2023-2026 Transportation Improvement Program for Southwestern Pennsylvania

“The Transportation Improvement Program (TIP) is one of the core products of SPC’s cooperative, coordinated and comprehensive (3c) metropolitan transportation planning process. The 2023-2026 TIP for Southwestern Pennsylvania specifically identifies the region’s highest priority transportation projects programmed for advancement over the next four years. The TIP includes a variety of transportation investments, including improvements made to the roadway system, public transportation, rail and other intermodal projects, as well as bicycle and pedestrian facilities. The TIP document is amended regularly to reflect the most current funding and project information and is updated comprehensively every two years.”

Public Participation Meetings/Panels

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

Source for information above

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

PPPs meet on an as-needed basis, generally when a major document (such as the long-range plan, the TIP, or the Air Quality Report) is under public review.

The Beaver County Planning Commission has a significant role in transportation planning. The Beaver County Planning Commission is involved with Beaver County’s Transportation Improvement Program. Beaver County works directly with SPC and PennDOT to ensure that the County’s priority road and bridge projects are being identified.

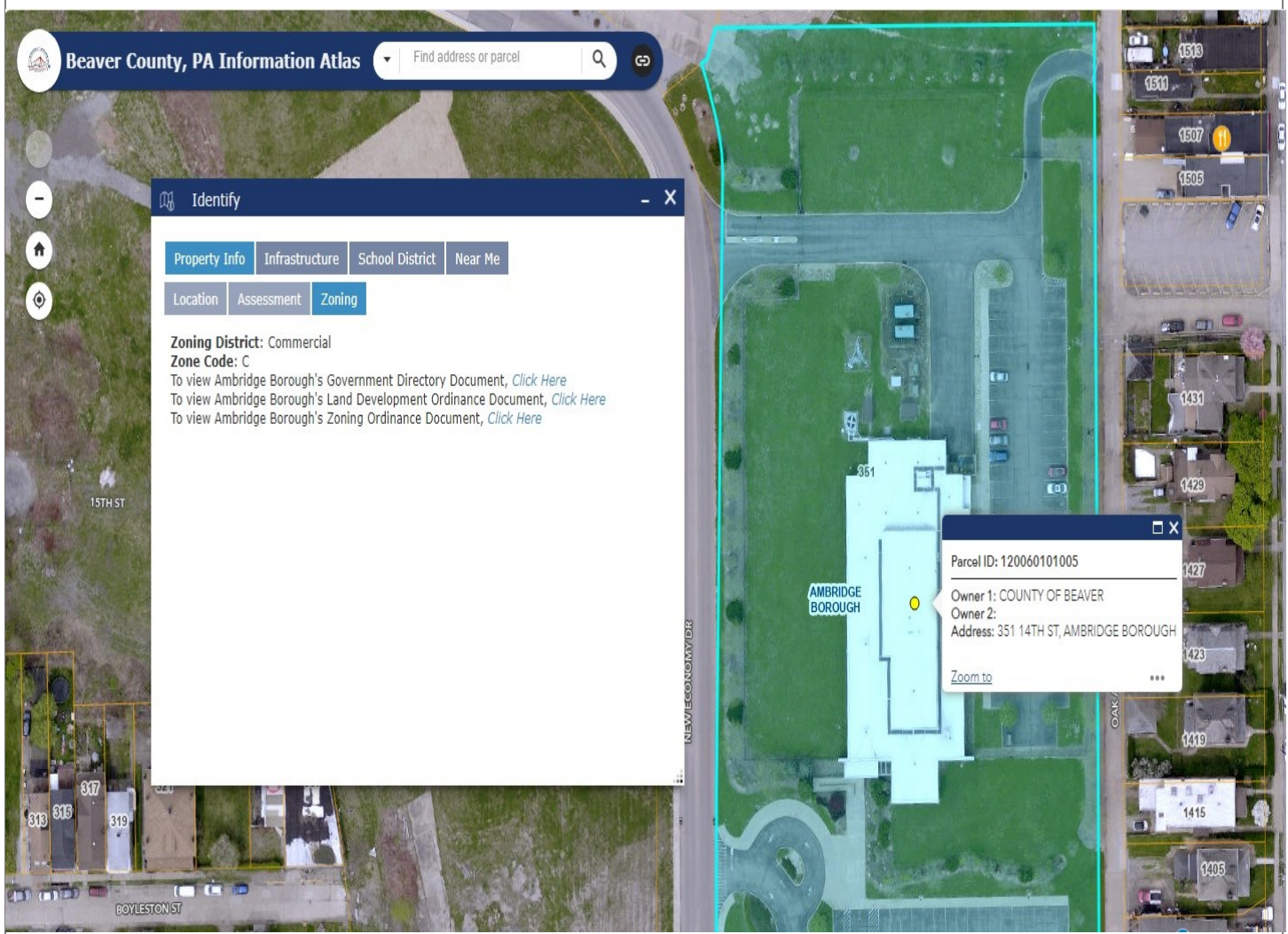
Geographic Information Systems Activities

A **Geographic Information System (GIS)** is a computer system or software framework that stores, displays, analyzes, and interprets data related to positions on the Earth's surface. It uses data that is attached to a unique location or has a geographic aspect. A GIS can help individuals and organizations better understand spatial patterns and relationships, and solve real-world problems. A GIS is also a term for the industry and profession that deals with these systems.

2023 GIS projects included yearly updates to current parcel polygons, the placing of the Recorder of Deeds approved subdivision points, migrating to ARCGIS Pro, Web updates, new aerials, preparing to transition to the new county assessment software, and creating maps for agencies, departments, and the public.

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

The photo below shows ortho photos of the Beaver County Emergency Services Center on the Beaver County GIS Info Atlas.





Professional Planning Services to Boards and Agencies

Department staff performs administration, GIS technical support, map creation and development including digitizing plan drawings, surveys, map amendments, and any other technical assistance necessary for a variety of County Departments, County Agencies, and Non profit advisory entities. They are as follows:

GIS technical support:

Beaver County Board of Commissioners

Agricultural Land Preservation Board of Beaver County

Beaver County Office of Assessment

Beaver County Planning Commission Board

Beaver County Conservation District

Beaver County Recorder of Deeds

Redevelopment Authority of Beaver County

Community Development of Beaver County

Beaver County Department of Sustainability and Waste Management

District Attorney, Courts, and Detectives

Department of Public Works

Election Bureau

Liquid Fuels

Recreation and Tourism

Corporation for Economic Development

Beaver County Sherriff's Department

Beaver County Municipalities

In addition, Staff have been elected to serve on several State and County Boards:

Serve on the Board of the Pennsylvania Association of Floodplain Managers

Serve on the Board of PUSH for Beaver County