



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





COUNTY FORMED IN 1800

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

The original boundary description read as follows:

That those parts of the counties of Allegheny and Washington included within the following boundaries; 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.

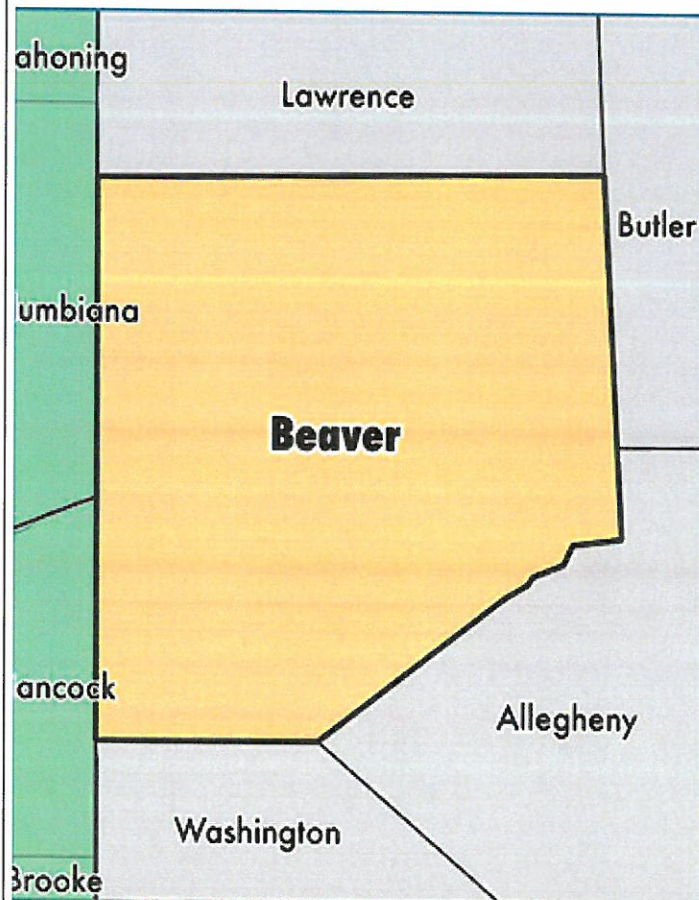
Beaver County lost one third of its territory and a half dozen townships in 1849, when Lawrence County was formed from Beaver and Mercer Counties. The new county line was drawn through Beaver County without regard for existing township lines, North Beaver Township one of the original townships from 1800, 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.

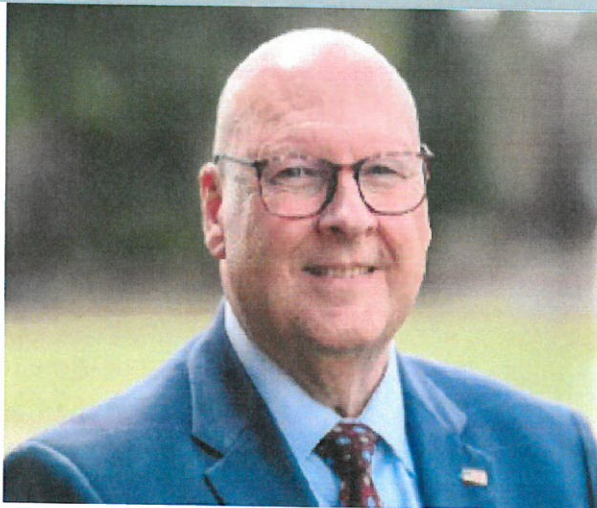


Beaver County Board of Commissioners

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's content highlights all relevant business undertaken by the Commission and staff throughout 2022. At this time, Beaver County presents the 2022 Annual Report.



Daniel Camp-Chairman
2015-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

Cindy Vannoy **Chairperson**

Heather Harmon Kennedy **Vice Chairperson**

Judith Charlton

Dee Dixon

Mychael Wells

Howard Stuber

Anthony Rosatone

Michael Dyrwal

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

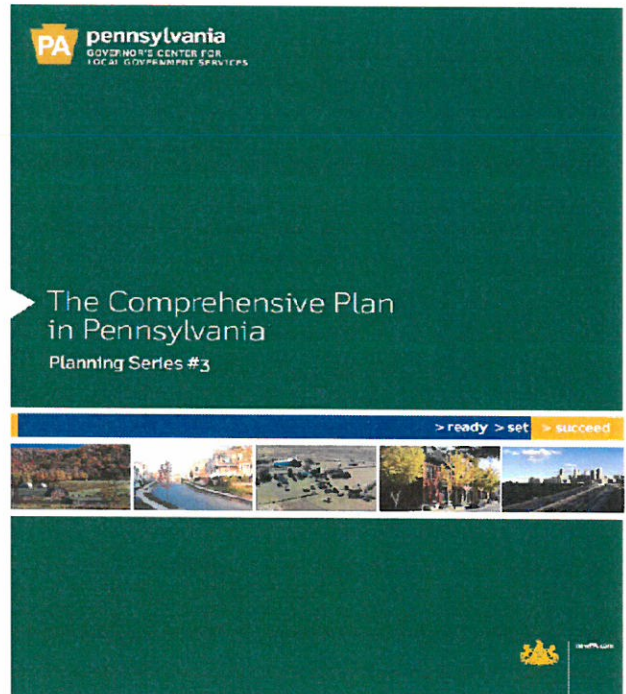
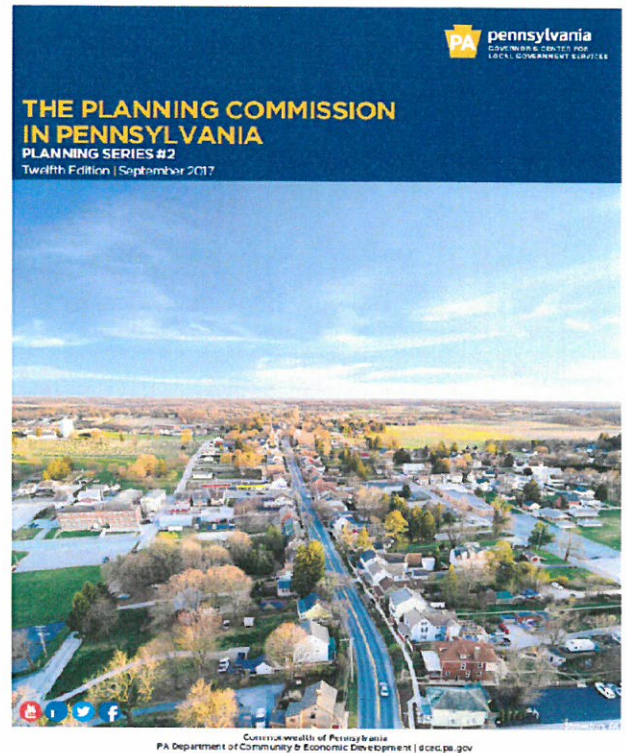
A planning commission acts as an advisor to the governing body. Its principal role is stipulated in Section 209.1 of the MPC: A planning commission is required – at the request of the governing body – to prepare a comprehensive plan for the long-term growth, development, and well-being of the municipality. (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.



County Planning Commission

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



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



Board Message

On the behalf of the Beaver County Planning Commission (BCPC) Board, enclosed is the Planning Commission's 2022 Annual Report. The Planning Commission looks forward to working with the Beaver County Board of Commissioners in 2023 by providing thoughtful recommendations that help guide the growth and development of Beaver County both now and in the future.

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

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

Beaver County Planning Commission



*Beaver County Office of
Planning and Redevelopment*

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



Table of Contents

County Plans and Ordinances.....	11
Subdivisions and Land Developments.....	12
ACT 537and 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 in terms of community development. The result is called a comprehensive plan, general plan, or master plan, which express and regulate public policies on transportation, utilities, land use, recreation, and housing. In 2022 the Beaver County Office of Planning and Redevelopment, begin the process of choosing officials to participate on a selection committee to interview a consultant.

Municipal Zoning Ordinances

The Beaver County Planning Commission received 7 requests to review a proposed Zoning Ordinance in 2022.

Municipal Subdivision Amendments

In 2022, the Beaver County Planning Commission received 1 request 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 Twp	January	Proposed Zoning Amendment (Agricultural related definitions and uses)
South Beaver Twp	April	Proposed Subdivision and Land Development Ordinance Update & Stormwater Ordinance Update
Franklin Twp	April	Proposed Zoning Amendment—Fences & Hedges
Hopewell Twp	July	Proposed Fleezer Zoning Map Amendment for Valleyview Avenue
Beaver Boro	July	Proposed Zoning Map & Zoning Amendment (Traditional Neighborhood District)
Center Twp	Aug	Proposed Zoning Amendment (mini-warehouses & self-storage)
Brighton Twp - 2	Oct	Proposed Zoning Amendment (Chickens, & Private swimming pools)

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 munici-

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 Harmony Township submitted for review



Subdivision and Land Development Activity

This annual report is a summary of the subdivision, land development, municipal amendments, land use environmental reviews, and, other reports and applications received by the Beaver County Planning Commission (BCPC) for review and comment as authorized by the Pennsylvania Municipalities Planning Code (Act 247 as amended). It is not intended, nor should it be interpreted, as a summary of the amount of construction activity or the number of housing units built within the county or a particular municipality during 2022. 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 2022 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 2022.

Land Potentially Impacted by Proposed Development

Subdivision and Land development activity has a significant impact on the amount of land developed in the future. **The chart on pages 19 and 20** shows the percentage of land potentially impacted by proposed development in 2021. **In addition the chart** provides a municipal breakdown of the amount of land that may be affected by the proposed Land developments that were submitted for review in 2022.

**Subdivisions and Land Developments***2022 Land Developments*

Municipality	Name
City of Aliquippa	Prop. Solar Array at Cronimet Corp LD
Ambridge Borough	Prel. Lenz Court LD Sunbelt Rentals LD Beaver County Emergency Services LD
Big Beaver Borough	Lindy Paving LD Sagelok Koppel Facility LD Westgate Business Park Storage Area Lot 4 LD
Center Township	Center Grange Primary LD Joe Hall Apt Bldg LD 3430 Brodhead Road Development LD
Economy Borough	Village of Bradford Park LD
Franklin Township	Lillian's Providence Townhouses LD
Hopewell Township	AES Federal Credit Union LD

*2022 Subdivisions and Land Developments by Municipality*

Municipality	Subdivisions	Lots	Acres	Land Developments	Existing Acres	Developed Acres
City of Aliquippa	7	13	78.12	1	28.03	28.03
Ambridge Borough	6	9	12.44	3	7.63	7.63
Baden Borough	2	4	.30	0	0	
Beaver Borough	1	2	.34	0	0	
City of Beaver Falls	2	3	.99	0	0	
Big Beaver Borough	2	3	2.81	3	77.45	77.45
Bridgewater Borough	0	0	0	0	0	
Brighton Township	3	5	6.13	0	0	
Center Township	8	18	34.75	0	24.19	24.19
Chippewa Township	18	48	15.59	0	0	
Conway Borough	1	2	11	0	0	
Darlington Borough	0	0	0	0	0	
Darlington Township	1	2	8.93	0	0	
Daugherty Township	0	0	0	0	0	
East Rochester Borough	0	0	0	0	0	
Eastvale Borough	0	0	0	0	0	
Economy Borough	8	36	46.55	1	8.08	8.08
Ellwood City Borough	0	0	0	0	0	
Fallston Borough	0	0	0	0	0	
Frankfort Springs Borough	0	0	0	0	0	
Franklin Township	4	7	244.52	1	8.46	8.46
Freedom Borough	1	2	1.35	0	0	
Georgetown Borough	0	0	0	0	0	
Glasgow Borough	0	0	0	0	0	
Greene Township	3	6	354.06	0	0	
Hanover Township	8	19	683.50	0	0	
Harmony Township	1	1	1.6	0	0	
Homewood Borough	0	0	0	0	0	
Hookstown Borough	0	0	0	0	0	
Hopewell Township	11	77	172.85	1	.97	.97

**Subdivisions and Land Developments***2022 Subdivisions and Land Developments by Municipality*

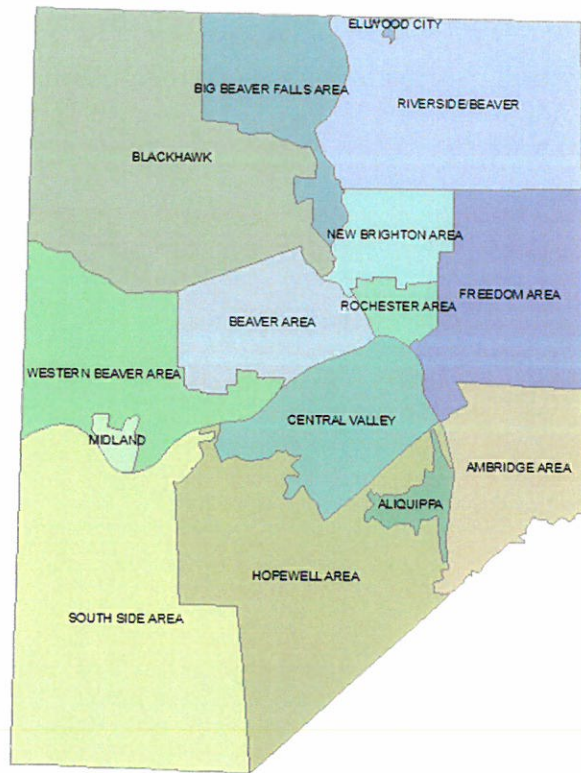
Municipality	Subdivisions	Lots	Acres	Land Developments	Existing Acres	Developed Acres
Independence Township	0	0	0	0	0	0
Industry Borough	1	2	16.22	0	0	0
Koppel Borough	0	0	0	0	0	0
Marion Township	1	4	34.40	0	0	0
Midland Borough	3	6	39.60	0	0	0
Monaca Borough	0	0	0	0	0	0
New Brighton Borough	3	3	1.46	0	0	0
New Galilee Borough	0	0	0	0	0	0
New Sewickley Township	4	8	133.82	0	0	0
North Sewickley Township	8	25	130.55	0	0	0
Ohioville Borough	3	8	77.28	0	0	0
Patterson Heights Borough	0	0	0	0	0	0
Patterson Township	3	4	37.49	0	0	0
Potter Township	0	0	0	0	0	0
Pulaski Township	0	0	0	0	0	0
Raccoon Township	5	9	86.15	0	0	0
Rochester Borough	2	3	2.08	0	0	0
Rochester Township	2	3	2.41	0	0	0
Shippingport Borough	0	0	0	0	0	0
South Beaver Township	5	11	743.50	0	0	0
South Heights Borough	2	4	2.94	0	0	0
Vanport Township	0	0	0	0	0	0
West Mayfield Borough	0	0	0	0	0	0
White Township	0	0	0	0	0	0
Total	129	347	2,981.73	13	154.80	154.80

Total Number of Subdivisions and Land Developments = 142

Total Acreage of Subdivisions and Land Developments = 3,136.53

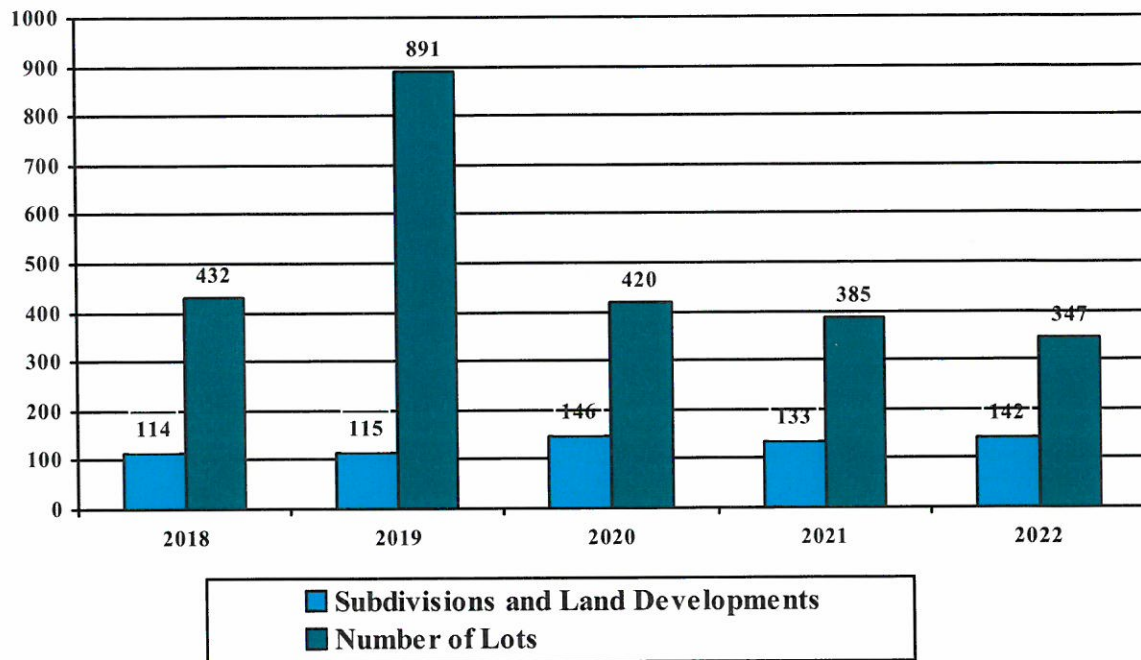


2022 Subdivisions by School District

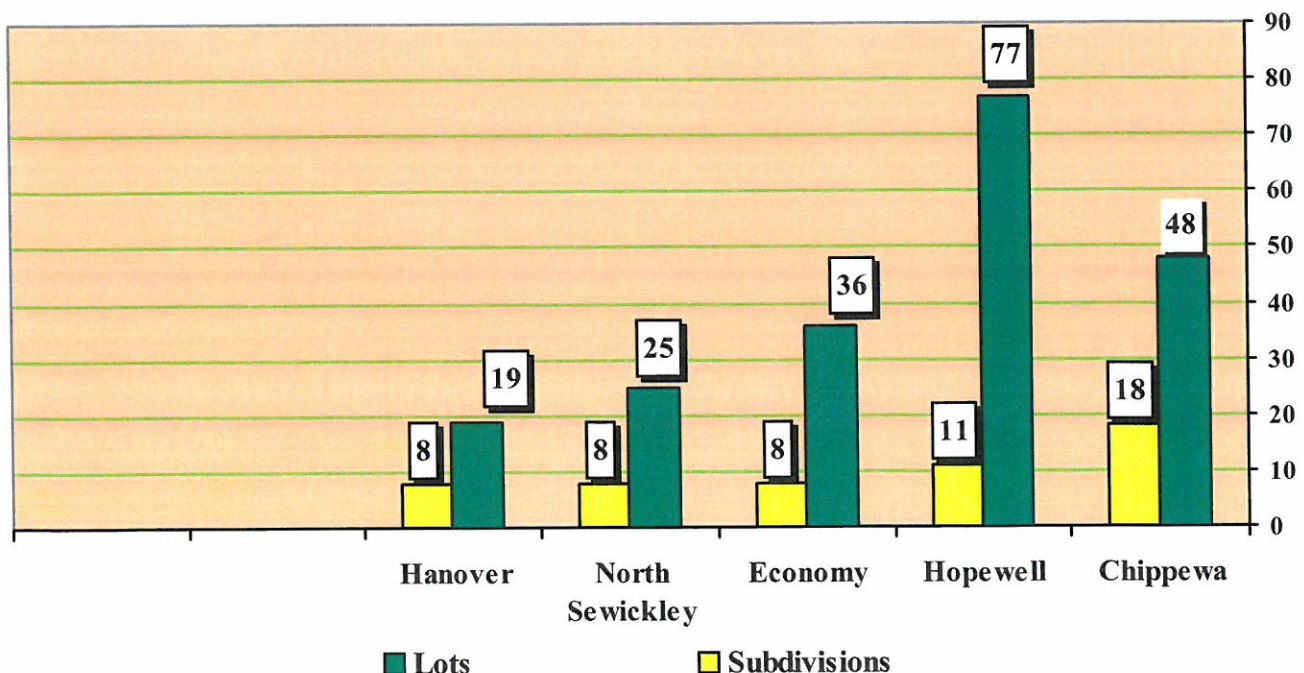


School District	Lots	Acres
Aliquippa	13	78.12
Ambridge Area	54	63.83
Beaver Area	7	6.47
Big Beaver Falls Area	6	3.80
Blackhawk Area	65	805.51
Central Valley Area	18	34.75
Ellwood City (BC)	0	0
Freedom Area	12	146.17
Hopewell Area	86	259
Midland	6	39.60
New Brighton Area	3	1.46
Riverside Beaver Co.	36	407.47
Rochester Area	6	4.49
South Side Area	25	1,037.56
Western Beaver Area	10	93.50
Total	347	2,981.73

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 2022**

In 2022, the Beaver County Planning Commission reviewed 92 lot line adjustments), 37 were major subdivisions (3+ lots), and 13 were land developments (multi-family or non-residential). Lots created or proposed for development numbered 347. A total of 3,137 acres were affected.

Top 5 Municipalities for Subdivisions and Number of Lots in 2022



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 2022, the Beaver County Planning Commission reviewed 5 Act 537 Sewage Facilities Plan Revisions.

Month	Applicant	Municipality
February	Meadow Crest Development	New Sewickley Twp
June	Meadow Crest Development (Rev)	New Sewickley Twp
July	Hopewell Twp—Act 537 Special Study	Hopewell Twp
September	McConnell Property	Independence Twp
November	Bradys Run Sanitary Authority—Act 537 Special Study	Chippewa Twp

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 2022 Brighton Township submitted their 7 year review the Beaver County Planning Commission for review and comment.

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.

*Projects for Review and Comment*

In 2022, 89 projects were submitted to the Planning Commission for endorsement/consistency review.

Month	Applicant/Project/Description	Municipality
January	BC CED—West Gate Industrial Park Project	Big Beaver Boro
February	Peoples Natural Gas LLC—Brodhead Rd Red Thread—6" Gas Line Replacement Project	Center Twp
February	City of Aliquippa—The Bricks (clearing and grubbing project)	Aliquippa City
February	Kevin Sweger—Lillian's Providence Townhouses Project	Franklin Twp
March	Columbia Gas of PA—install approx. 9.281' of plastic gas pipeline	Franklin Twp
March	Shippingport Boro—Sewage Treatment Plant—Renewal of NPDES permit # PA0252492	Shippingport Boro
March	Harmony Twp—Local Share Acct Grant Applic.—Municipal Building Reneovations Project	Harmony Twp
March	Brighton Twp—Local Share Acct Grant Applic.—Brighton Grange Reneovations Project	Brighton Twp
March	Brighton Twp—DCNR Rec & Cons Grant—Brighton Indoor Recreation Center Project	Brighton Twp
March	Center Grange Primary School—new parking area project	Center Twp
April	PennEnergy Resources, LLC—B50 Temporary Aboveground Waterline Project	Economy Boro
April	Ambridge Senior Housing LP—Proposed Lenz Court LD Project	Ambridge Boro
April	Columbia Gas of PA—Darlington Rd Pipeline Installation Project	Chippewa Twp
April	BC Emergency Services Center —Proposed Garage Project	Ambridge Boro
April	Bradys Run Discovery Center of Recyling and Environemtnal Education Project	Brighthton Twp
April	Big Beaver Boro—Big Beaver Park Improvements Project - Phase 1	Big Beaver Boro
April	Beaver Falls Children's Museum Project—TRIB Bldg	Beaver Falls
April	Harmony Twp—Township Building Rehab/Renovation Project	Harmony Twp
April	Beaver Falls Municipal Auth—Constitution Highlands Water Main Ext.	Chippewa/South Beaver
May	Hopewell Twp Wickham Village Water Pollution Control Facility	Hopewell Twp
May	Hopewell Twp Raccoon Creek Water Pollution Control Facility	Hopewell Twp
May	Midland Boro—Midland Swimming Pool Improvements Project	Midland Boro
May	Darlington Twp—One Stop Shopper Water Systme Improvements Project	Darlington Twp
May	Vanport Twp—Vanprot Twp Twomile Run Stream Restoration Project	Vanport Twp
May	Midland Railroad Storm Sewer Improvements Project - PennVEST	Midland Boro
June	Beaver Falls Mun Auth—Eastvale Water Treatment Plant	Eastvale Boro
June	Beaver Falls Mun Auth— Bulk Water Loading Station	New Brighton Boro
June	Darlington Twp—North County Hiking Trail Shelter support letter	Darlington Twp
June	Franklin Twp—Community Park Improve Project Phase 2	Franklin Twp
June	Midland LP—12th Street Extension Project	Midland Boro
June	US Dept of Army—Montgomery Locks & Dam Site Development Project	Potter Twp
June	Willowmere Park Rain Garden Improvements—Watershed Restoration Grant	New Sewickley Twp
June	Independence Twp—Independence Twp Community Park Porject	Independence Twp
June	Brighton Twp – Two Mile Run Stream Restoration PRP Improvements Project	Brighthton Twp
June	Brighton Twp – Two Mile Run Stormwater Basin Restoration PRP Improvements	Brighton Twp
June	Brighton Twp—Beaver Woods PRP Improvements Project	Brighton Twp
June	Big Beaver Boro—Big Beaver Boro Community Park Project	Big Beaver Boro

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

Month	Applicant/Project/Description	Municipality
July	CDBG FY 2022 Funded Projects—South Hghts—Glenview Ave Flood Improv 2, & Rochester—New York Ave Sewers	South Hghts/Rochester
July	Rochester Boro—St. Cecilia Regency Apartments—support letter	Rochester Boro
July	Lakeview Farms Pl #5—Zokaite Properties, LP—County notification form	Center Twp
July	North Sewickley Twp Water Auth—Water Allocation Permit Renewal land use letter	North Sewickley Twp
July	BC Conservation Dist—Connoquenessing Creek Streambank Stabilization Project	Franklin/Marion Twp
July	BC Conservation Dist—Raccoon Creek Streambank Stabilization Project.	Various areas
July	Allegheny Petroleum Products—5 Above ground storage tanks Project	Ambridge Boro
Aug	Sheetz Inc—Sheetz Store # 223Rebuild—Ohio River Blvd	Baden Boro
Aug	Geopetro, LLC—Berovich BEA Pad A Project	Industry Boro
Aug	Beaver Falls—DCED Multi Modal Grant Application—7th Avenue Rehab Project	Beaver Falls
Aug	Big Beaver Boro—DCED Multi Modal Grant Application -Sherwood Drive Bridge Replacement	Big Beaver Boro
Aug	North Sewickley Twp Sewer Auth—Brighton Rd Lift Station Improvements Project	North Sewickley Twp
Aug	White Twp—Multi Modal Grant Application—White Twp Roadway Improvement Project	White Twp
Aug	PennDOT—Frankfort Road Bridge Replacement Project	Potter Twp
Aug	Aliquippa Econ Dev Corp—Keystone Communities Grant—Plan 11 Ext. Sidewalk Replacement	Aliquippa City
Sept	Aliquippa Econ Dev Corp—Keystone Communities Grant—Franklin Ave Safe & Clean project	Aliquippa City
Sept	Patterson Twp—8th Street Park Stream Restoration Project	Patterson Twp
Sept	Aliquippa Econ Dev Corp—The Bricks Site—support letter	Aliquippa City
Sept	Cronimet Corp—Solar Array LD Project—County notifications	Aliquippa City
Sept	SPC—US DOT & NTIA Grant—Beaver County Support Letter	Beaver County
Oct	Geopetro, LLC—McMasters Well Pad project	Greene Twp
Oct	Hanover Twp—DCNR grant—Ralph K Davidson Mun Park Playground Rehab Project	Hanover Twp
Oct	Midland Boro Mun Auth—Rural Housing Serv Grant—Water & Distribution System Improv project	Midland Boro
Oct	Columbia Gas of PA—Keyston Project—D-500 Replacement Phase 2 Pipeline Project	Franklin Twp
Oct	Patterson Hghts Boro—Sanitary Sewer System & Storm Sewer System Improvement Project	Patterson Heights Boro
Oct	Brighton Twp—Two Mile Run Park Trails Phase II Project—DCNR Rec & Conservation Grant	Brighton Twp
Oct	Center Twp Sanitary Auth—Elkhorn Run Sewage Treatment Plant	Center Twp
Nov	Beaver Area School District—Electricity for Track & Field Project	Beaver Boro
Nov	Third Street Beaver Assoc, LLC—6 lots duplexes project (with site amenities)	Brighton Twp
Nov	Aliquippa Mun Water Auth—Golf Course Rd. Waterline Replacement Project	Hopewell Twp
Nov	Beaver Boro—DCNR Funding—Boquet Park Upgrade Project	Beaver Boro
Nov	BC Corp for Economic Dev—Installation of gravel laydown area Project	Big Beaver Boro
Nov	Joe Hall Investments LLC—Construction of 36 unit apartment complexes, etc	Center Twp
Nov	Beaver Falls Mun Auth—Spring Alley Project	New Brighton Boro
Nov	Hopewell Twp—Community Park Walking Trail & Fishing Wall Project	Hopewell Twp
Dec	US Gypsum Company—Expansion of Existing gypsum storage facility project.	Aliquippa City
Dec	Columbia Gas of PA—McClain Rd Replacement Project	Chippewa/So Beaver Twp
Dec	Geopetro, LLC—South Beaver Twp—Petrik BEA Pad A project	South Beaver Twp
Dec	Rochester Boro—Roch Bor Sewer & Main Auth—Delaware & Ohio Ave Sewer Improve Project	Rochester Boro
Dec	Swagelok—Big Beaver Boro—Swagelok Processing Corp.	Big Beaver Boro
Dec	North Sewickley Twp Sewer Auth—Phase I Sewers—Cleaning & Televising Project	North Sewickley Twp
Dec	North Sewickley Twp Water Auth—SR 65 Waterline Replacement Project	North Sewickley Twp
Dec	Midland Boro—Sewer System Cleaning and Televising Project	Midland Boro
Dec	NSPC LLC (Rob Kaufman, Owner) - Pet Crematory Project	New Sewickley Twp

**Projects for Review and Comment**

Dec	Fay S&B USA Construction—Beaver River Bridge Fill Site Major Amendment Project	North Sewickley Twp
Dec	Center Twp Water Auth—Center Grange Road Waterline Improvements Project	Center Twp
Dec	Center Twp Sanitary Auth—Lower Moon Run Interceptor Improvements Project	Center Twp
Dec	Brighton Twp—Twp Mile PRP Improvements Project	Brighton Twp
Dec	Aliquippa MWAA Davidson St Waterline Replacement Project	Aliquippa
Dec	Midland Mun Auth—Funding Requests (2) support letters	Midland Boro
Dec	Center Twp Sanitary Auth—New College Lift Station West Well Augmentation Project	Center Twp
Dec	Brighton Twp Mun Auth—Lead-Free Meter 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 2022 the Beaver County Planning Commission received and reviewed a total of 126 notifications.

<u>Permit Application Type</u>	<u>Quantity</u>
Air Quality Permits	11
Encroachment Permits	30
Mining Activity Permits	1
NPDES Permits	39
Oil & Gas Permits	9
Railroad Permits	0
Waste Permits (solid, residual, municipal, hazardous, etc.)	6
Water Quality Permits	10
Water Management Plan/Withdrawal Plan Permits	3
Water Supply/Allocation	6
Other/Miscellaneous	11
Total	126



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 2022 Dan continued to be an Executive Board member of the Pennsylvania Association of Floodplain Managers (PAFPM).

Floodplain Maps



FEMA

The picture shows an example of a map flood prone area

EPA Brownfields Grant update

In 2022 the Beaver County Planning Commission OPR Staff worked with Stromberg/Garrigan & Associates to Administer another \$600,000.00 Brownfield Coalition Grant through the Environmental Protection Agency. The OPR Department is tasked with locating sites for assessments.

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. 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 Beaver County, 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 the initial request for Federal assistance.



The Southwestern Pennsylvania Commission

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

.2019-2022 Transportation Improvement Program for Southwestern Pennsylvania

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

Public Participation Meetings/Panels

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

Source for information above

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

In 2022, The Beaver County Planning Commission had a significant role in transportation planning. Again the Beaver County Planning Commission was involved with adding Beaver County priority road projects to the TIP. In addition, The Beaver County Planning Commission OPR staff was successful in overseeing the implementation of the Broadhead Road Corridor Planning Study. In addition, the Office of Planning and Redevelopment staff continue to take the role of being a voting member at the SPC TTC meetings.

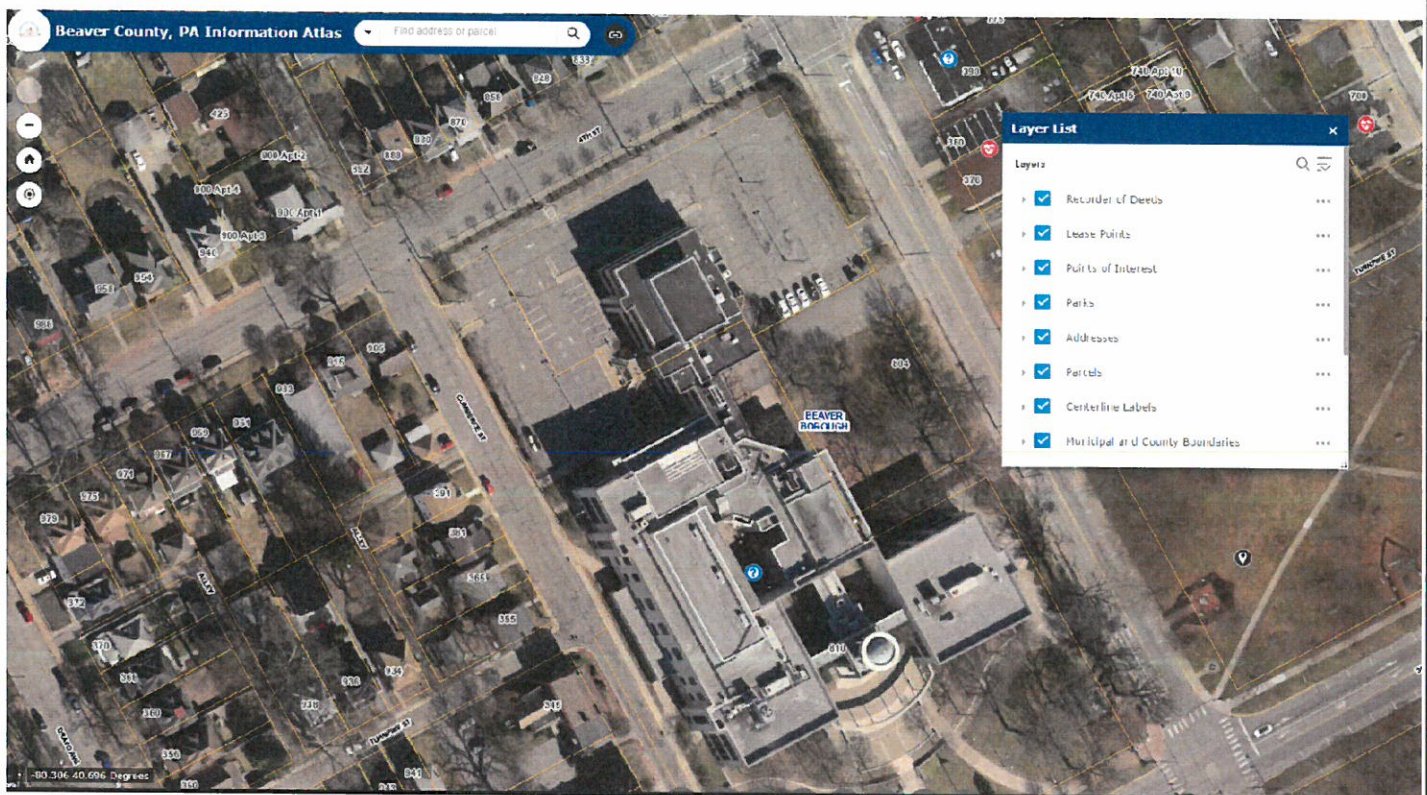


Geographic Information System (G.I.S.) Activities

GIS is used to support planning-related activities, activities in the Redevelopment Authority, the Agricultural Land Preservation Program, EMS, Assessment and other county departments. County agencies along with 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 assessment.

One major project this year has been the completion the Beaver County Web Atlas, In 2022 a reassessment continued to take place in the County which will utilize Pictometry and GIS functions thereby improving our current programs.

The photos below shows oblique photos of the on the Beaver County Atlas new GIS Web viewer





Professional Planning Services to Boards and Agencies

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

GIS technical support :

Agricultural Land Preservation Board of Beaver County

Beaver County Planning Commission Board

Beaver County Conservation District

Beaver County Recorder of Deeds

Redevelopment Authority of Beaver County Board

Community Development of Beaver County

District Attorney, Courts, and Detectives

Department of Pubic Works

Election Bureau

Liquid Fuels

Recreation and Tourism

Corporation for Economic Development

Beaver County Sherriff 's Department

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

Serve on the Board of the Pennsylvania Association of Floodplain Managers

Serve on the Board of PUSH for Beaver County



Beaver County Department of Planning and Redevelopment Staff

ADMINISTRATION

Lance Grable **Executive Director**

Joseph C. West **Planning Director**

Dan Distler **Environmental Planner / Redevelopment Specialist**

Frank Vescio **GIS Coordinator and Planning Assistant**

Sue Jamery **Senior Administrative Assistant**



This report summarizes the actions and efforts of the Beaver County Planning Commission for calendar year 2022. 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