

2024 Beaver County Planning Commission Annual Report

Sheetz Vanport LD—Project Site, Vanport Township



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



Midland LP Redevelopment III—Project Site, Hopewell Township





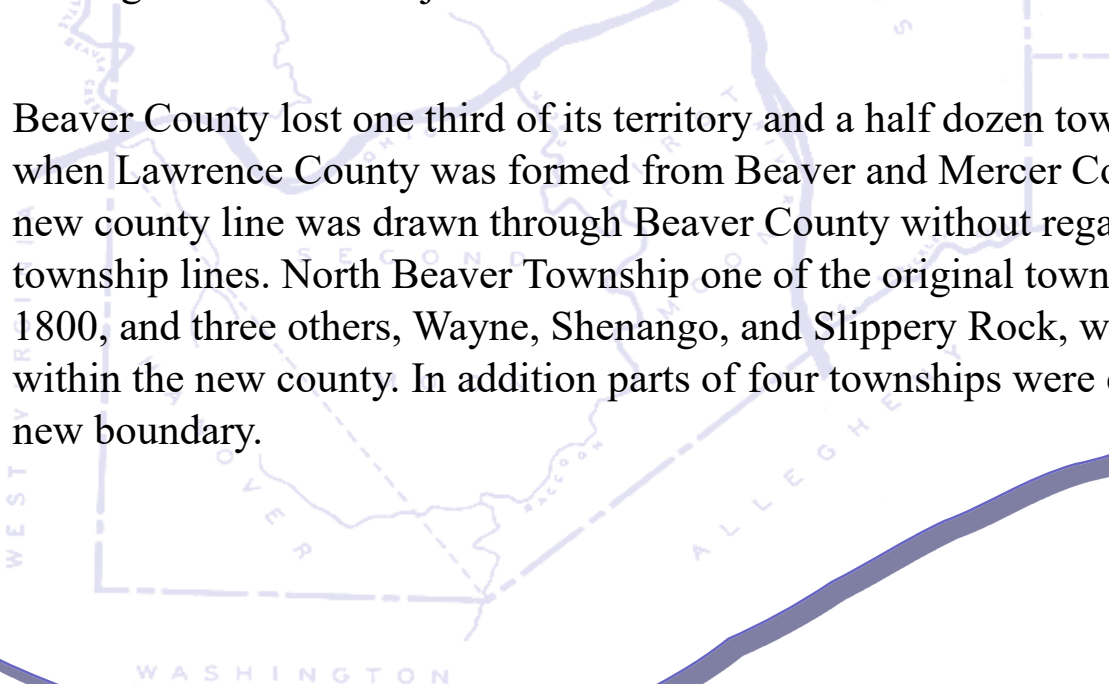
COUNTY FORMED IN 1800

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 2024. At this time, Beaver County presents the 2024 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

Michael Dyrwal **Chairperson**
Robert Williams **Vice Chairperson**
Tony Rosatone
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.

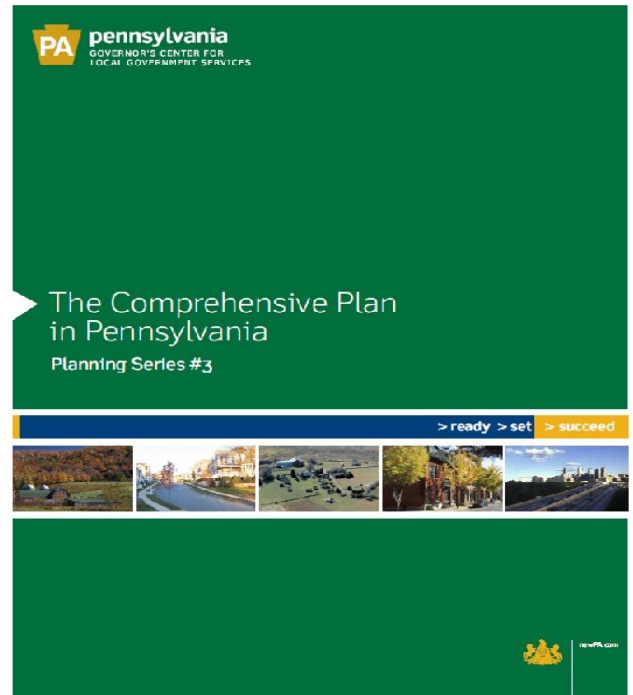
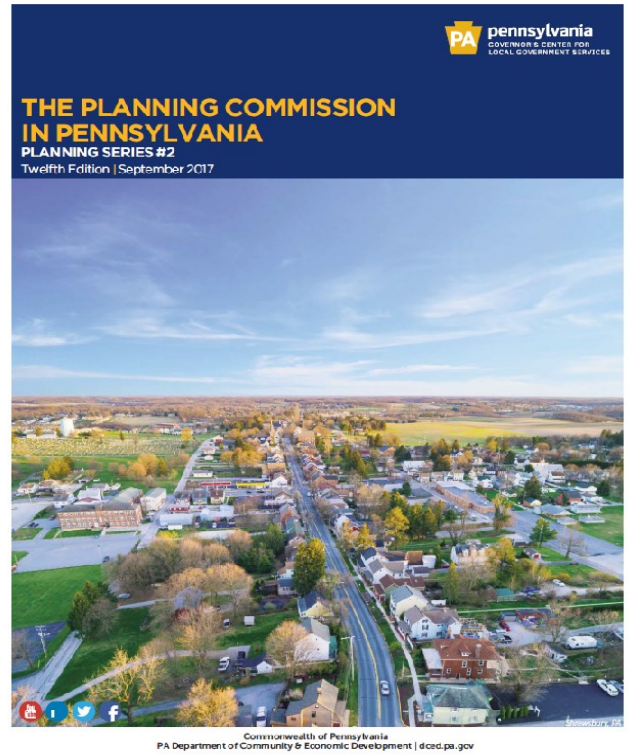
In Pennsylvania, the Municipalities Planning Code is the uniform planning and land use enabling law for all municipalities and counties, including those under home rule, but not for the cities of Philadelphia (consolidated with Philadelphia County) and Pittsburgh.

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 2024, which records and compiles the changes in the uses of the lands within the Beaver County Communities over the past year.

The Report is also the reflection of the work of the Professionals within the Beaver County Office of Planning and Redevelopment, who work, often in the background, in their service to the Citizens of Beaver County. Their work, on a day to day basis provides essential support all of Beaver County as their Leadership strives to promote orderly, effective, and sustainable uses of the land, and thus, to further the prosperity of their citizenry and their Communities.

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

The Beaver County Planning Commission's Board, together with the Professionals who serve the public on a day to day basis, are honored to serve and to submit this report.

We look forward to next year.

**Michael Dyrwal
Chairman**



Beaver County Office of Planning and Redevelopment Staff

ADMINISTRATION

Dan Distler Executive Director

David Thompson Assistant Director

Frank Vescio GIS Coordinator and Planning Assistant

Sue Jamery Senior Administrative Assistant

Cassandra Majors Administrative Assistant

This report summarizes the actions and efforts of the Beaver County Planning Commission for calendar year 2024. 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

Heartfelt Goodbyes

The Planning Commission would like to wish a heartfelt thank you to Sue Jamery and Frank Vescio, both of whom will be retiring in early 2025. They will be sincerely missed throughout the Planning office.

Lance Grable; former Executive Director—Current President of the Beaver County Chamber of Commerce

Sue Jamery; 48 years with Beaver County—Sue will be retiring on January 3, 2025

Frank Vescio; 30 years with Beaver County—Frank will be retiring on January 17, 2025



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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.

On August 22, 2024, Beaver County adopted its new Comprehensive Plan. Consequently, the Planning Commission is diligently working to achieve the plan’s goals through potential actions outlined in the Comprehensive Plan.

For example; One major goal outlined in the Comprehensive Plan is to improve County and Municipal collaboration. To meet this goal, the Planning Commission has been regularly attending Beaver County Council of Government meetings to offer assistance and to improve municipal knowledge of our ongoing projects.

Municipal Zoning and SALDO Ordinances

The Beaver County Planning Commission received 9 requests to review a proposed Zoning Ordinance or Subdivision and Land Development Ordinance in 2024.

In 2024, 1 Municipal Comprehensive Plan was received for New Sewickley Township.

The following chart shows the complete list of reviews; it **does not** show those actually adopted by the municipalities.

| Municipality | Month | Description |
|---------------------|----------|--|
| Franklin Twp | Jan | Zoning Map Amendment |
| North Sewickley Twp | April | Zoning Amendments (re: food trucks and solar panels) |
| Brighton Twp | July | Place of Worship |
| Brighton Twp | July | Subdivision and Land Development Ordinance Amendment |
| Shippingport Boro | August | Zoning Amendment (re: Battery energy storage units) |
| Big Beaver Boro | August | New Zoning Ordinance |
| Big Beaver Boro | August | New Subdivision and Land Development Ordinance |
| New Sewickley Twp | August | Comprehensive Plan—2024 Update |
| Patterson Twp | November | Zoning Amendment |
| Chippewa Twp | December | Zoning Amendment—Solar Energy Systems |



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 2024. 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 2024 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 2024.

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 2024.



2024 Land Developments

| Municipality | Name |
|---------------------------|--|
| City of Aliquippa | GetBlok Farms LLC @ Franklin Ave Lots LD 72 Steel Processing Center LD |
| City of Beaver Falls | Geneva College Welcome Center LD |
| Bridgewater Borough | Bruster’s Ice Cream LD |
| Center Township | Beaver Valley Mall Pipeline Project LD Turks Properties LD (J Hall Excavating) Columbia Gas Cold Storage Building LD 3140 Brodhead Road Nicolina’s Wishes LD Amerco Real Estate Co. LD Walmart Supercenter #1883-225 LD |
| Economy Borough | Monika Heights LD |
| Frankfort Springs Borough | Dollar General Hookstown LD |
| Franklin Township | Aldi Store #35 LD Franklin Township Tractor Supply LD |
| Greene Township | Hill Road Solar LD (PAL 248) |
| Hanover Township | Route 30 Development LD (Mark Reese) |
| Hopewell Township | Gypsum Express LTD LD Midland LP Redevelopment Phase III LD |
| Marion Township | Great Southern Wood Preserving Inc. Drip Pad |
| North Sewickley Township | North Sewickley Township Water Authority Maintenance Garage LD Meadowcrest LP LD |
| Vanport Township | Sheetz LD (2) Vanport Starbucks LD |



2024 Subdivisions and Land Developments by Municipality

| Municipality | Subdivisions | Lots | Acres | Land Developments | Existing Acres | Developed Acres |
|---------------------------|--------------|------|--------|-------------------|----------------|-----------------|
| City of Aliquippa | 2 | 2 | 0.56 | 2 | 44.47 | 44.5 |
| Ambridge Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Baden Borough | 4 | 10 | 72.22 | 0 | 0 | 4.53 |
| Beaver Borough | 2 | 3 | 2.53 | 0 | 0 | 0 |
| City of Beaver Falls | 1 | 1 | 0.22 | 1 | 37.8 | 0.8 |
| Big Beaver Borough | 7 | 14 | 181.11 | 0 | 0 | 0 |
| Bridgewater Borough | 2 | 4 | 5.22 | 1 | 2.27 | 0.034 |
| Brighton Township | 6 | 17 | 220.71 | 0 | 0 | 0 |
| Center Township | 9 | 20 | 88.85 | 6 | 57.77 | 2.36 |
| Chippewa Township | 7 | 20 | 22.47 | 0 | 0 | 0 |
| Conway Borough | 2 | 4 | 4.12 | 0 | 0 | 0 |
| Darlington Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Darlington Township | 6 | 19 | 220.85 | 0 | 0 | 0 |
| Daugherty Township | 3 | 7 | 56.22 | 0 | 0 | 0 |
| East Rochester Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Eastvale Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Economy Borough | 9 | 89 | 66.97 | 1 | 25.1 | 25.1 |
| Ellwood City Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Fallston Borough | 1 | 1 | 1.1 | 0 | 0 | 0 |
| Frankfort Springs Borough | 0 | 0 | 0 | 1 | 2.5 | 2.5 |
| Franklin Township | 6 | 12 | 267.96 | 2 | 109.73 | 4.09 |
| 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 | 4 | 74.23 | 1 | 36.62 | 36.62 |
| Hanover Township | 4 | 7 | 137.95 | 1 | 0.61 | 0.61 |
| Harmony Township | 2 | 4 | 1.67 | 0 | 0 | 0 |
| Homewood Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Hookstown Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Hopewell Township | 5 | 9 | 99.42 | 2 | 97.37 | 3.46 |



2024 Subdivisions and Land Developments by Municipality

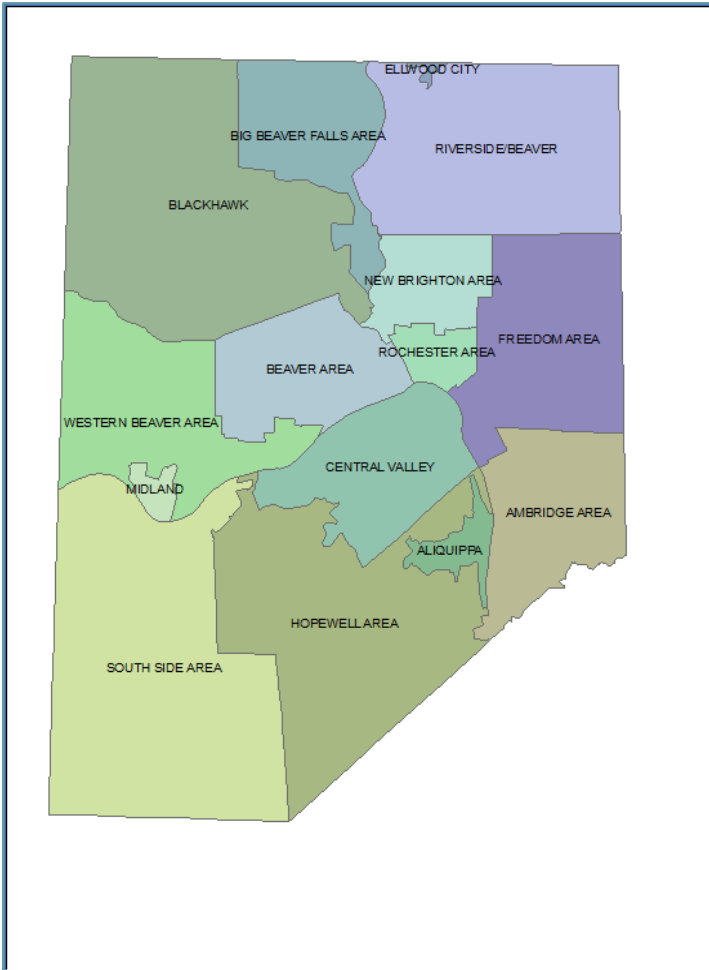
| Municipality | Subdivisions | Lots | Acres | Land Developments | Existing Acres | Developed Acres |
|---------------------------|--------------|------------|------------------|-------------------|----------------|-----------------|
| Independence Township | 5 | 12 | 1744.45 | 0 | 0 | 0 |
| Industry Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Koppel Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Marion Township | 1 | 1 | 10.67 | 1 | 9.32 | 0.33 |
| Midland Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Monaca Borough | 3 | 3 | 0.85 | 0 | 0 | 0 |
| New Brighton Borough | 2 | 3 | 3.09 | 0 | 0 | 0 |
| New Galilee Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| New Sewickley Township | 4 | 241 | 323.36 | 0 | 0 | 0 |
| North Sewickley Township | 5 | 12 | 100.98 | 1 | 4.04 | 0.22 |
| Ohioville Borough | 8 | 17 | 63.28 | 0 | 0 | 0 |
| Patterson Heights Borough | 1 | 2 | 0.34 | 0 | 0 | 0 |
| Patterson Township | 0 | 0 | 0 | 0 | 0 | 0 |
| Potter Township | 2 | 2 | 4.37 | 0 | 0 | 0 |
| Pulaski Township | 0 | 0 | 0 | 0 | 0 | 0 |
| Raccoon Township | 3 | 5 | 1595.47 | 0 | 0 | 0 |
| Rochester Borough | 1 | 3 | 5.9 | 0 | 0 | 0 |
| Rochester Township | 1 | 3 | 12.22 | 0 | 0 | 0 |
| Shippingport Borough | 2 | 4 | 132 | 0 | 0 | 0 |
| South Beaver Township | 1 | 2 | 240.96 | 0 | 0 | 0 |
| South Heights Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Vanport Township | 3 | 6 | 9.5 | 3 | 9.5 | 9.5 |
| West Mayfield Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| White Township | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 122 | 551 | 4,377.97* | 24 | 500.2 | 192.69 |

*Total acres include acres counted for multiple municipalities

Total Number of Subdivisions and Land Developments = 146

Total Acreage of Subdivisions and Land Developments = 4,878

2024 Subdivisions by School District



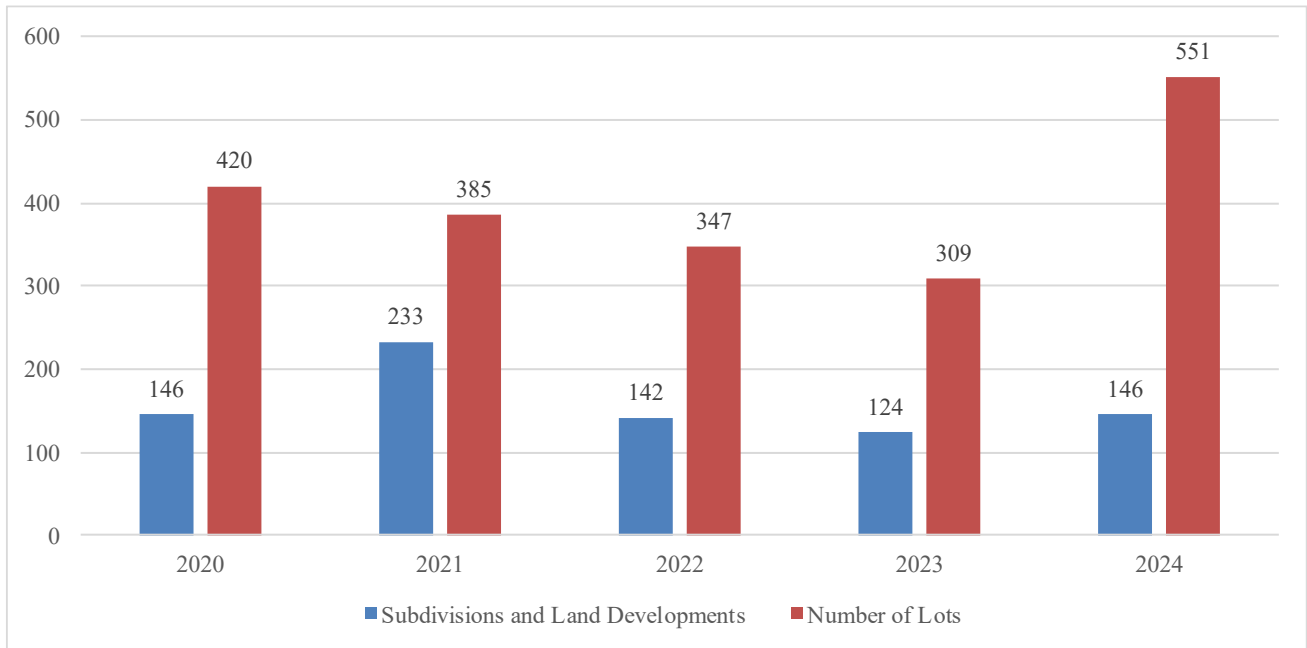
| School District | Lots | Acres |
|-----------------------|------------|---------------|
| Aliquippa | 2 | 0.38 |
| Ambridge Area | 101 | 136.96 |
| Beaver Area | 31 | 244.86 |
| Big Beaver Falls Area | 15 | 181.33 |
| Blackhawk Area | 43 | 484.62 |
| Central Valley Area | 25 | 94.07 |
| Ellwood City (BC) | 0 | 0 |
| Freedom Area | 245 | 323.36 |
| Hopewell Area | 22 | 1846.32 |
| Midland | 0 | 0 |
| New Brighton Area | 8 | 45.65 |
| Riverside Beaver Co. | 24 | 379.61 |
| Rochester Area | 6 | 18.12 |
| South Side Area | 12 | 412.11 |
| Western Beaver Area | 17 | 63.28 |
| Total | 551 | 4,378* |

*Total acres rounded to nearest whole number

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.

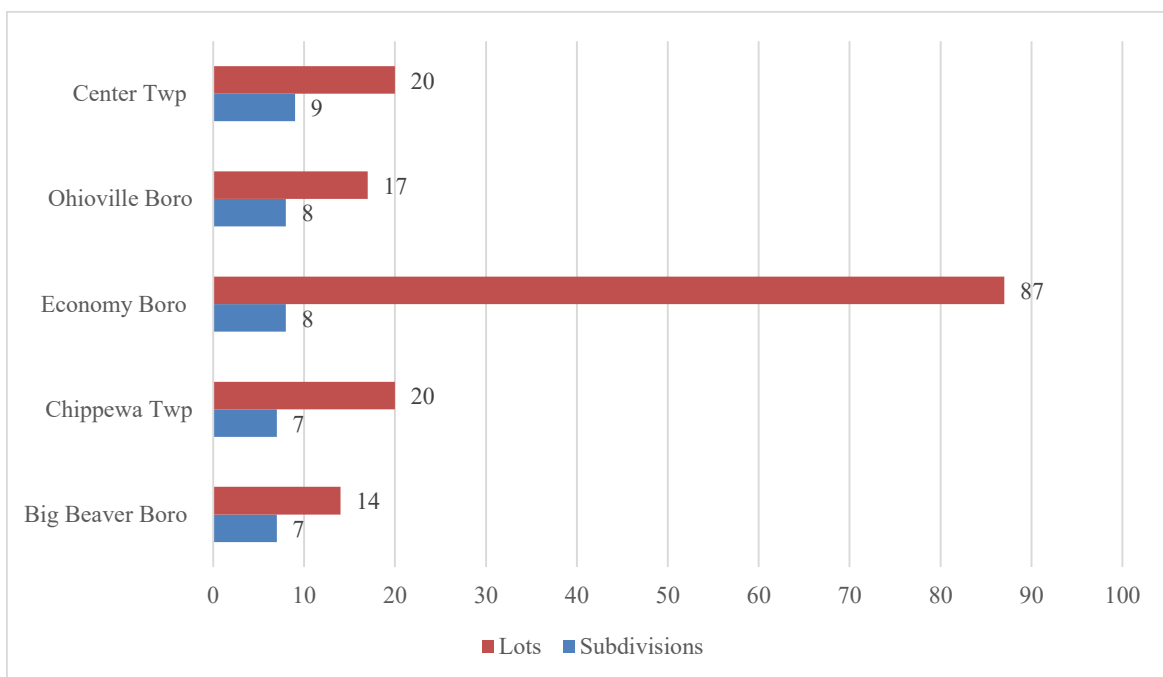


Total Number of Subdivisions, Land Developments, and Number of Lots in 2024



In 2024, the Beaver County Planning Commission reviewed **63** minor subdivisions (2 lots or less), **54** major subdivisions (3+ lots) and **24** land developments. These numbers do not include 5 multi-municipal duplicates that are included in the chart. Lots created or proposed for potential development amount to **551**. A total of **4,878** acres were affected.

Top 5 Municipalities for Subdivisions and Number of Lots in 2024





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 2024, the Beaver County Planning Commission reviewed 8 Act 537 Sewage Facilities Plan Revisions.

| Month | Applicant | Municipality |
|----------|-------------------------------------|--------------------|
| March | Beaver Falls City—Special Study | Beaver Falls City |
| April | Franklin Twp—Aldi LD | Franklin Township |
| May | Wallace Run Pump Station Relocation | Big Beaver Borough |
| May | Ward Property | Ohioville Borough |
| June | Crossings at Chippewa | Chippewa Township |
| July | Franklin Twp Tractor Supply Co | Franklin Township |
| November | Beatty Property | Brighton Township |
| December | Freyer Plan of Lots | Franklin 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 2024, Han-over Township submitted their 7 year review the Beaver County Planning Commission for review and comment.



Projects for Review and Comment

In 2024, 92 projects were submitted to the Planning Commission for endorsement/consistency review.

| Month | Applicant/Project/Description | Municipality |
|----------|---|------------------------------|
| January | Rob Wright—Wright Brothers Dairy Farm Project | North Sewickley Twp |
| January | Columbia Gas of PA—Install 3,500 linear ft of plastic pipeline via open cut methods Project | North Sewickley/Ellwood City |
| January | Sheetz, Inc.—Proposed construction of Sheetz Store Project | Vanport Twp |
| February | 72 Steel,LL— Proposed construction of Steel Recycling Center, Project | Aliquippa City |
| February | Aliquippa Mun Water Auth—Golf Course Road Waterline Replacement Project | Hopewell/Aliquippa |
| February | 76 RBG Development, LP—Crossings at Chippewa Project | Chippewa Twp |
| February | Brighton Twp—Crandon Circle Stormwater Detention Basin Project | Brighton Twp |
| February | People Natural Gas Co LLC—Existing Gasline Right-of-way Project | Potter & Center Twps |
| February | Wright Brothers Dairy Farm Project—Support letter | North Sewickley Twp |
| February | MarkWest Liberty Midstream—Littell Bend Pipeline Project | Hanover Twp |
| March | MSP Properties of PA, LP—Tractor Supply Store Project | Franklin Twp |
| March | Bruster’s Ice Cream—Construction of ice-cream establishment, parking, seating & drive thru | Bridgewater Boro |
| March | PennDOT—SR 0065, Sec B33 Bridge Replacement Project | Franklin & North Sewickley |
| March | PennDOT—SR 0065 Country Bridge Replacement Project—Support Letter | Franklin & North Sewickley |
| March | PennDOT—Midland Beaver Road Restoration Project—Support Letter | Various areas in BC |
| March | PennDOT—Aliquippa East End Gateway Project—Support Letter | Aliquippa City |
| April | PennVEST Funding—Rochester Twp Sewer Auth—Forcemain Rehabilitation Project | Rochester Twp |
| April | American Transmission Systems Inc.—Frisco-Maple North Tap to Knox Substation Project | Franklin Twp |
| April | Joseph & Lisa Yakelis —Proposed Small Flow Treatment Facility | Raccoon Twp |
| April | Joseph & Lisa Zallo—Construction of 3 Stormwater Management Basins | Franklin Twp |
| April | Economy Boro—Jeffrey B Meddock Park Walking Trail Project—Comm Conserv Prtnship Grant | Economy Boro |
| April | Brighton Twp Vol Fire Dept—Fire Training Facility Project—FY25 Community Project Funding | Brighton Twp |
| April | Brighton Twp Social Hall Renovations Project—FY25 Community Project Funding | Brighton Twp |
| April | Brighton Twp Mun Auth—Gypsy Glen Standpipe Improve Project—FY25 Comm Project Funding | Brighton Twp |
| April | Brighton Twp Sewage Auth—Todd Road P.S. Improve Project—FY25 Comm Project Funding | Brighton Twp |
| May | Midland Boro—Veterans Memorial Pool Improve Phase II , Greenways, Trails & Rec Grant | Midland Boro |
| May | Koppel Boro—Koppel Community Park Project—Greenways Trails & Rec Grant | Koppel Boro |
| May | Bruster’s Ice Cream—construction project at former batting cages area | Bridgewater Boro |
| May | Columbia Gas of PA—replace natural gas distribution pipeline | Baden, Conway & Economy |
| May | Koppel Boro - Koppel Community Park Project—DCED Greenway, Trails & Rec Grant | Koppel Boro |
| June | Tyler Community Youth Center Project—DCED Greenways, Trails & Rec Grant | Aliquippa City |
| June | Patterson Twp—Patterson Twp Comm Park Improve —DCED Greenways, Trails & Rec Grant | Patterson Twp |
| June | Baden Boro—PENNVEST Funding—Baden Waterline Replacement Project | Baden Boro |
| June | Hopewell Twp—Woodlawn Park Playground Improve- DCED Greenways, Trails & Rec Grant | Hopewell Twp |
| June | Hopewell Twp—Sharon Grange Park Playground Improv-DCED Greenways, Trails & Rec Gr | Hopewell Twp |
| July | Penn Power—Frisco-Maple North 69 kV Transmission Line Rebuild Project | Franklin Twp |



Projects for Review and Comment (cont'd)

| Month | Applicant/Project/Description | Municipality |
|--------|---|------------------------|
| July | BC Conservation District—Little Beaver Creek Watershed—Growing Greener Plus Grant | Darlington Twp |
| July | BC Conservation District—Lewis Property—Growing Greener Plus Grant | North Sewickley Twp |
| July | BC Conservation District—Kraus Property—Growing Greener Plus Grant | North Sewicklwy Twp |
| July | Bc Conservation District—Gradys Run & Beaver River Watershed—Growing Greener Plus Grant | PattersonTwp |
| July | Stefanic Propertes, LLC—Stefanik Industrial Park Project | Hopewell & Center Twps |
| July | PA Dept of Conservation & Natural Resources—Cabin Road over UNT to Traverse Creek | Hanover Twp |
| July | Diehl Automotive Group Inc.—New KIA Dealership Project | Chippewa Twp |
| July | The Manilla Group, LLC—Hopewell Self Storage Facility | Hopewell Twp |
| July | Economy Boro Mun Auth—WWTP Outfall Streambank Stabilization General Permit | Economy Boro |
| July | BC Dept of Sustainability & Waste Management—BC Yard Waste Composting Facility | Brighton Twp |
| July | BC Airport—Improvements Project | Chippewa Twp |
| July | American Trsmision Systems Inc—Chippewa Substation & 69KV Tap Line Project | Big Beaver & Chippewa |
| August | Midland Boro—Roadway & Pedestrian Improvements Programs—Multimodal Transportation Fund | Midland Boro |
| August | South Beaver Twp—South Beaver twp Park Improvement –Multimodal Transportation Fund | South Beaver Twp |
| August | Meadowcrest LP—Meadowcrest PRD Project (& NPDES permit) | New Sewickley Twp |
| August | Brodhead Road Sidewalk Extension Project—Multimodal Transportation Fund | Hopewell Twp |
| August | Vikings Connectivity and Safety Project—Multimodal Transportation Fund | Hopewell Twp |
| August | Meadowcrest LP—Meadowcrest PRD Project (& encroachment permit) | New Sewickley Twp |
| August | Monaca Waterline Replacement—PennVEST Funds Application | Monaca Boro |
| Sept | PTV 1315 LLC—Construct a 10,640 sf commercial retailr store, along with parking & amenities | Franklin Twp |
| Sept | Baden Boro—Replace water mains on various boro streets, etc Project | Baden Boro |
| Sept | Bettters Real Estate Holdings, LP—Construct a missed use light industrial facility, etc | Hopewell Twp |
| Sept | White Twp—Park Iprovements Projects—Greenways, Trails & Recreation Program | White Twp |
| Oct | Lakeside Village Partners, LP—Lakeside Village PRD—Phase 2 Final | Economy Boro |
| Oct | American Transmission Systems Inc.—Frisco-Maple North Tap to Knox Substation Project | Franklin Twp |
| Nov | LBR Acquisition Co, LLC – Little Blue Run Disposal Area—Mill Creek Collection System | Greene Twp |
| Dec | Monaca Boro—Waterline Replacment Project | Monaca Boro |
| Dec | Eastvale Boro—Beaver Falls Mun Auth—Eastvale Waer Treatment Plant Project | Eastvale Boro |
| Dec | Harmony Twp—Byersdale Park Tennis Courts—Support Letter | Harmony Twp |
| Dec | PA USLE Little Beaver 1 LLC—US Light Energy Solar Generation Facility Project | Darlington Twp |
| Dec | Pivot Energy Devel LLC—Solar Farm Project located on Hill Rd | Greene Twp |
| Dec | Hopewell Twp—Rt 151 & Upper Raccoon Creek Interceptor Phase Project (Local Share Acct) | Hopewell Twp |
| Dec | Big Beaver Boro— Equipment Purchases—LSA Grant | Big Beaver Boro |
| Dec | Big Beaver Boro - Hollowvue Rd Sewer Ext.—LSA Grant | Big Beaver Boro |
| Dec | Big Beaver Boro—Midvale Rd Sewer Ext—LSA Grant | Big Beaver Boro |
| Dec | New Brighton Area School District—Tunnel Repair Project | New Brighton/Pulaski |
| Dec | Lincoln Park Charter School—New Event Center, Inc. Project | Midland Boro |



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 2024 the Beaver County Planning Commission received and reviewed a total of 134 notifications.

| <u>Permit Application Type</u> | <u>Quantity</u> |
|--|-----------------|
| Air Quality Permits | 21 |
| Encroachment Permits | 26 |
| Mining Activity Permits | - |
| NPDES Permits | 28 |
| Oil & Gas Permits | 12 |
| Railroad Permits | 3 |
| Waste Permits (solid, residual, municipal, hazardous, etc.) | 4 |
| Water Quality Permits | 11 |
| Water Management Plan/Withdrawal Plan Permits | 2 |
| Water Supply/Allocation | 6 |
| Other/Miscellaneous | 21 |
| Total | 134 |

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 2024 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 received a \$500,000 Environmental Protection Agency Cleanup Grant for the remediation of the Darlington Brickyard site, in Darlington Township, which was identified in the previous assessment grant. In late 2024, the project went out for public bidding, and the Planning Commission is currently waiting on results from those bids. Remediation of the Darlington Brickyard Site will begin in early 2025.



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.”

2024-2026 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 2024-2026 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/>

In 2024, members of the Public Participation Panel were selected, and several new members were appointed for the 2025 and 2026 term. 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.

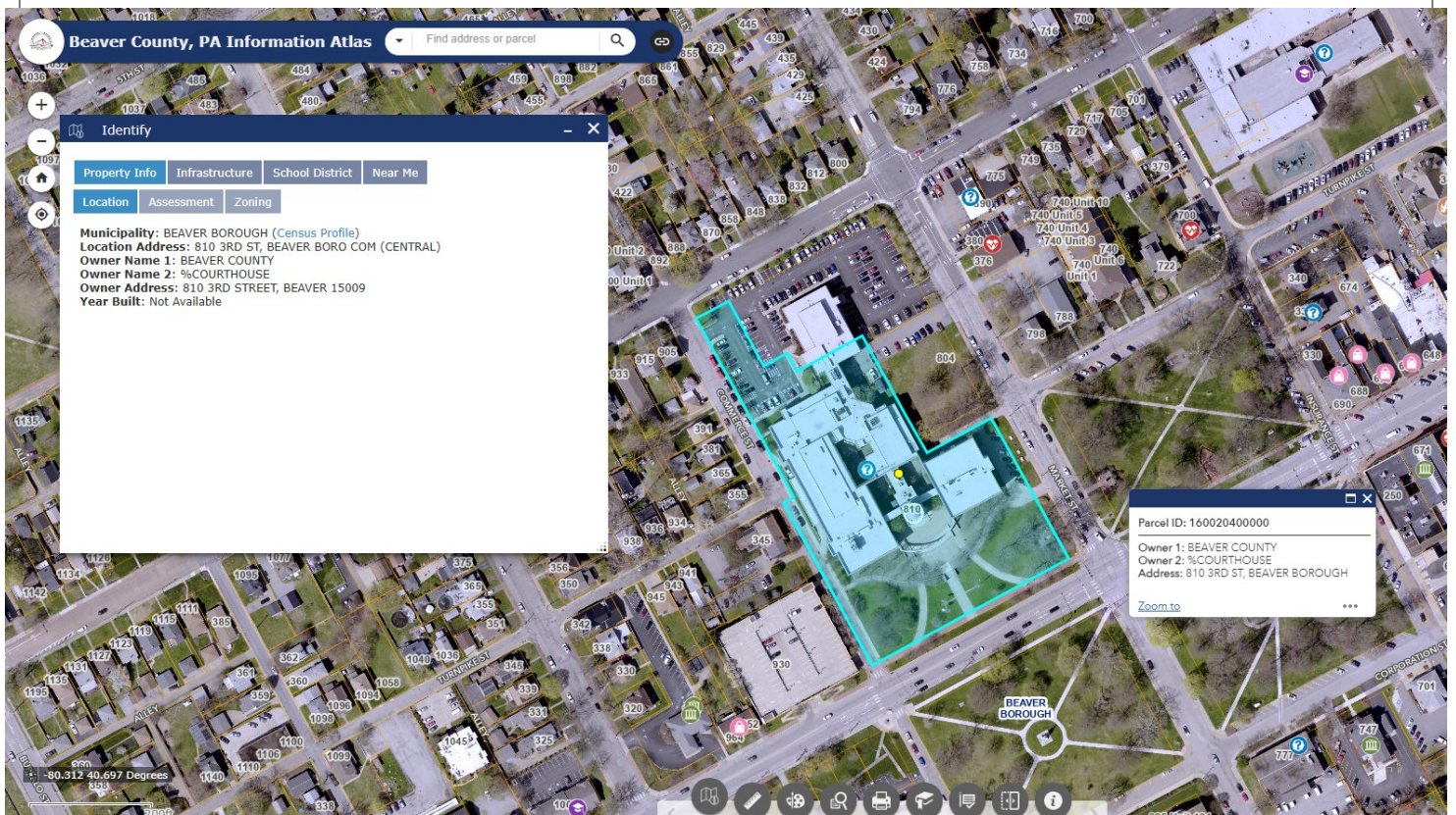
Geographic Information Systems Activities

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.

2024 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 Courthouse 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