

*BEAVER COUNTY PLANNING COMMISSION*

*ANNUAL REPORT*

*2003*

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BEAVER COUNTY PLANNING COMMISSION

Board of Beaver County Commissioners  
Dan Donatella, Chairman  
Joe Spanik  
Charles A. Camp

Every year the Beaver County Planning Commission is required by the Pennsylvania Municipalities Planning Code (Act 247), Article II, Section 207, to submit an annual report of all activities and projects the agency participated in for the previous year by March 1<sup>st</sup>. At this time, the Beaver County Planning Commission presents the 2003 Annual Report.

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2004

## Beaver County Board of Commissioners



Dan Donatella, Chairman



Joe Spanik



Charles A. Camp

## Beaver County Planning Commission Board Members

John W. Bragg; Chairman, Howard Stuber; Vice Chairman, Judith Charlton, Mark A. LaValle, John McCandless  
James A. Mitch, Charlotte Somerville, Joseph Zagorski



Pictured from left to right: Standing are Joseph Zagorski, Mark A. LaValle and John McCandless  
Seated are Charlotte Somerville, Howard Stuber; Vice Chairman, John W. Bragg; Chairman and James A. Mitch  
Missing: Judith Charlton

## Beaver County Planning Commission Staff



Left to right – Joseph West, Richard Packer, Mitchell Yeager  
Standing-Sue Jamery, Sandra Bursey, William Lawrence, Frank Mancini, Jr and William Evans.  
Missing – Marian Young and Samuel J. Orr, III

Frank Mancini, Jr.  
Sandra Bursey  
William C. Evans  
Susan M. Jamery  
William Lawrence  
Richard W. Packer, Jr.  
Joseph C. West  
Mitchell S. Yeager  
E. Marian Young

Samuel J. Orr, III, Legal Counsel

# 2003 Annual Report

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### County Comprehensive Plan

*The purpose of a Comprehensive Plan is to enable a community or several communities to define the future in terms of broad goals and objectives along with action strategies to be implemented which will enable the community to develop as it sees fit. The subject areas of the plan address land use, housing, streets and roads, recreation, education, health, water, sewage, governmental services, economic development and community facilities.*

In 2003, The Beaver County Comprehensive Plan entitled [Horizons](#) was amended by the adoption of the [Comprehensive Recreation and Parks Plan](#). This amendment was added to the Beaver County Planning Commission Web Page [www.co.beaver.pa.us/Planning](http://www.co.beaver.pa.us/Planning) for public review and downloading.

### Municipal Comprehensive Plans

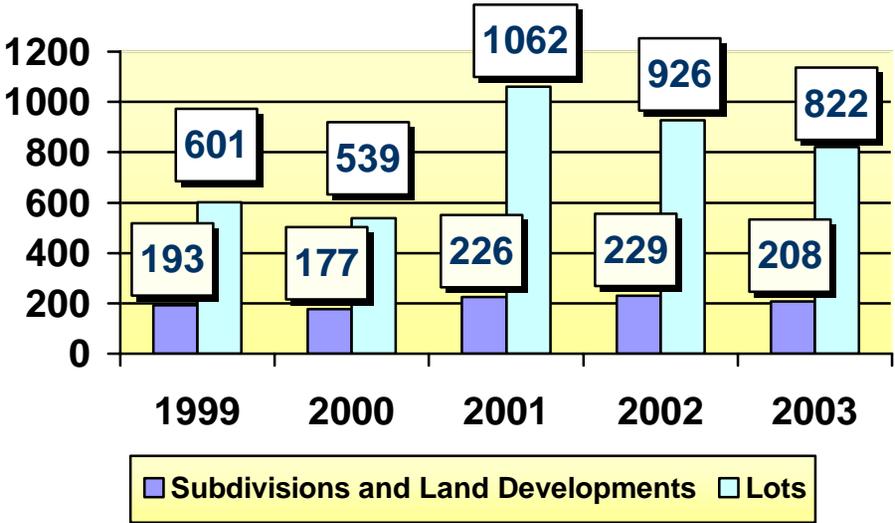
There were no municipal comprehensive plans submitted for review by the Beaver County Planning Commission in 2003. Big Beaver, Homewood and New Galilee Boroughs applied for a grant to undertake a multi-municipal comprehensive planning effort. Beaver and Lawrence Counties requested and received permission from the municipalities that an economic development component of the plan be expanded to include the Borough of Koppel in Beaver County and New Beaver Township and Wampum in Lawrence County. Beaver County and Lawrence County have contributed equal amounts to assist in funding this request. As a result a grant in the amount of \$32,500 was requested, and an RFP issued for a consultant. Consultant selection and initiation of the multi-municipal plan is anticipated in early 2004.

# Subdivisions/Land Developments

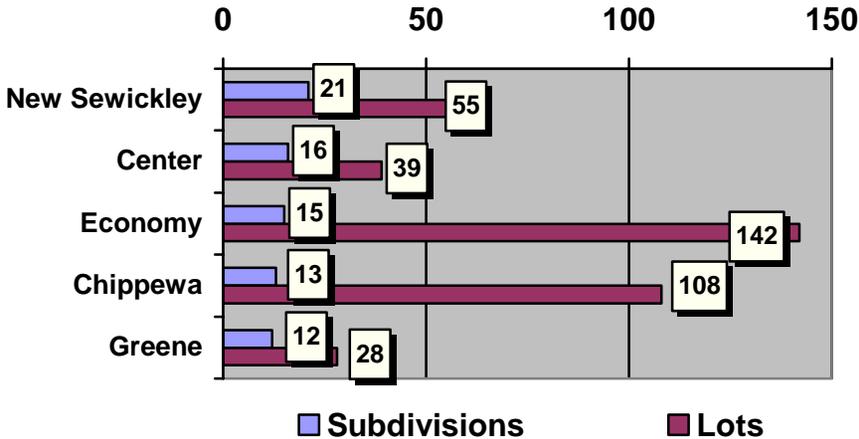
## Summary

The Beaver County Planning Commission reviewed 208 subdivision and land development submittals during 2003. Of the 208 submittals, 143 were minor subdivisions (two or less lots, lot line adjustments); 49 major subdivisions (3+ lots); and 16 land developments (multi-family or non-residential). Lots created or proposed for development numbered 822. A total of 5,385.68 acres were affected.

5-Year Comparison



Top 5 Municipalities



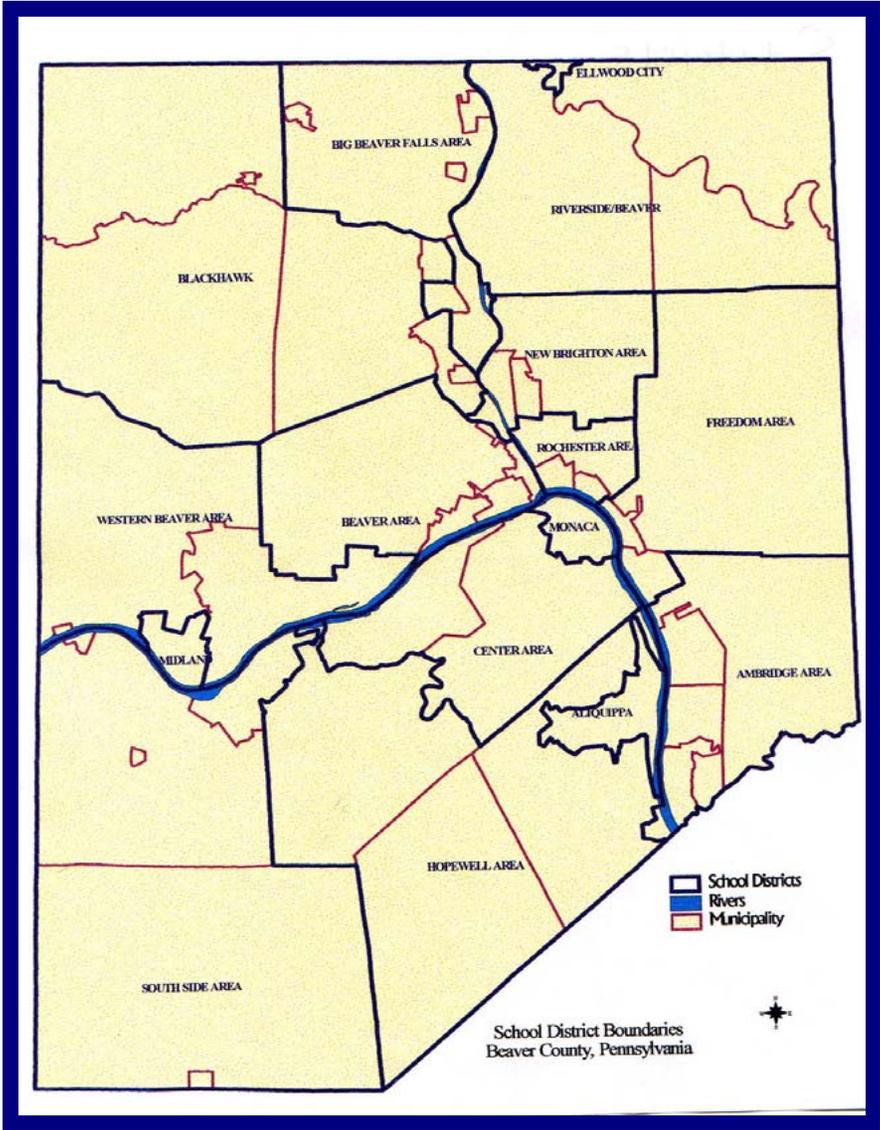
The municipality with the most subdivision submittals was New Sewickley Township with 21 total subdivisions. Center Township was second with 16 total submittals. Economy Borough was third with 15 first subdivisions and first in the number of new lots with 142 lots created. Chippewa Township was fourth with 13 subdivisions and 108 new lots. Greene Township was fifth with 12 submittals.

# Subdivisions/Land Developments

## School District

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

<i>School District</i>	<b>Lots</b>	<b>Acres</b>
Aliquippa	7	32.46
Ambridge Area	162	328.69
Beaver Area	90	326.44
Big Beaver Falls Area	29	339.47
Blackhawk Area	137	448.32
Center Area	40	75.01
Ellwood City (Beaver County portion)	0	0
Freedom Area	91	804.81
Hopewell Area	39	254.84
Midland	0	0
Monaca	6	17.25
New Brighton Area	2	0.99
Riverside/Beaver Co.	134	1097.94
Rochester Area	7	16.09
South Side Area	50	1463.86
Western Beaver Area	28	179.52
<b>Total</b>	<b>822</b>	<b>5385.68</b>



## Subdivisions/Land Developments

### Municipality

The next three pages show the breakdown of subdivisions and land developments for each of the municipalities in Beaver County.

Municipality				Land	
	Subdivisions	Lots	Acres	Developments	Acres
City of Aliquippa	5	7	32.46	0	0
Ambridge Borough	3	5	0.52	0	0
Baden Borough	5	12	81.48	0	0
Beaver Borough	2	4	3.43	0	0
City of Beaver Falls	4	14	1.213	0	0
Big Beaver Borough	6	15	338.26	0	0
Bridgewater Borough	1	4	2.18	0	0
Brighton Township	13	82	317.83	1	3.13
Center Township	16	39	37.39	6	35.18
Chippewa Township	13	108	100.65	3	67.38
Conway Borough	2	36	21.25	0	0
Darlington Borough	0	0	0	0	0
Darlington Township	4	7	59.91	0	0
Daugherty Township	0	0	0	2	0.47
East Rochester Township	0	0	0	0	0
Eastvale Borough	0	0	0	1	0
Economy Borough	15	142	236.19	0	0

<b>Municipality</b>	<b>Subdivisions</b>	<b>Lots</b>	<b>Acres</b>	<b>Land Developments</b>	<b>Acres</b>
Ellwood City Borough	0	0	0	0	0
Fallston Borough	0	0	0	0	0
Frankfort Springs Borough	1	2	5.93	0	0
Franklin Township	8	18	480.13	0	0
Freedom Borough	0	0	0	0	0
Georgetown Borough	0	0	0	0	0
Glasgow Borough	0	0	0	0	0
Greene Township	12	28	516.71	1	48.68
Hanover Township	9	20	471.30	1	421.24
Harmony Township	2	3	10.5	0	0
Homewood Borough	0	0	0	0	0
Hookstown Borough	0	0	0	0	0
Hopewell Township	5	19	22.42	1	3.46
Independence Township	8	18	145.95	0	0
Industry Borough	2	4	35.71	0	0
Koppel Borough	0	0	0	0	0
Marion Township	5	27	280.63	0	0
Midland Borough	0	0	0	0	0
Monaca Borough	3	6	17.25	0	0
New Brighton Borough	0	0	0	0	0
New Galilee Borough	0	0	0	0	0
New Sewickley Township	21	55	783.56	1	13.67

Municipality	Subdivisions	Lots	Acres	Land	
				Developments	Acres
North Sewickley Township	5	89	337.18	0	0
Ohioville Borough	4	24	143.81	0	0
Patterson Heights Borough	0	0	0	0	0
Patterson Township	2	4	0.85	0	0
Potter Township	1	1	2.44	0	0
Pulaski Township	1	2	0.52	0	0
Raccoon Township	1	2	83.00	0	0
Rochester Borough	3	3	1.85	0	0
Rochester Township	3	4	14.24	0	0
Shippingport Borough	0	0	0	0	0
South Beaver Township	6	16	218.94	0	0
South Heights Borough	0	0	0	0	0
Vanport Township	0	0	0	0	0
West Mayfield Borough	1	2	0.59	0	0
White Township	0	0	0	0	0
<b>Total</b>	<b>192</b>	<b>822</b>	<b>4792.95</b>	<b>16</b>	<b>592.73</b>

**Subdivisions + Land Developments = 208 Total Submittals**

**Subdivision Acreage + Land Development Acreage =5,385.68 Total Acres**

## Building Permits

### Building Permits

The information shown below was obtained from the Beaver County Tax Assessment Office, which compiles building permit data. The Total Permits column includes number of issued permits for single family dwellings, commercial and industrial developments, improvements and demolitions.

<b>Municipality</b>	<b>Single Family</b>	<b>Commercial-Industrial</b>	<b>Improvements</b>	<b>Demolition</b>	<b>Total Permits</b>	<b>Value</b>
City of Aliquippa	0	0	1	0	1	7,200
City of Beaver Falls	0	13	54	16	83	8,367,666
Borough of Ambridge	0	0	28	5	33	300,100
Borough of Baden	0	0	55	0	55	267,490
Borough of Beaver	1	12	61	0	74	2,368,422
Borough of Big Beaver	8	8	20	0	36	1,535,500
Borough of Bridgewater	2	6	6	7	21	1,668,300
Borough of Conway	0	2	26	1	29	190,662
Borough of Darlington	0	0	1	0	1	37,150
Borough of East Rochester	NONE	RECEIVED				
Borough of Eastvale	NONE	RECEIVED				
Borough of Economy	30	4	115	3	152	7,050,673
Borough of Ellwood City	0	2	4	0	6	55,800
Borough of Fallston	0	3	3	0	6	258,295
Borough of Frankfort Springs	NONE	RECEIVED				
Borough of Freedom	1	1	9	0	11	116,900
Borough of Georgetown	NONE	RECEIVED				
Borough of Glasgow	NONE	RECEIVED				
Borough of Homewood	NONE	RECEIVED				
Borough of Hookstown	NONE	RECEIVED				
Borough of Industry	1	3	22	0	26	151,296

<b>Municipality</b>	<b>Single Family</b>	<b>Commercial-Industrial</b>	<b>Improvements</b>	<b>Demolition</b>	<b>Total Permits</b>	<b>Value</b>
Borough of Koppel	0	1	8	0	9	2,254,970
Borough of Midland	1	4	11	0	16	367,858
Borough of Monaca	4	1	25	3	33	726,587
Borough of New Brighton	1	14	35	8	58	1,304,782
Borough of New Galilee	NONE	RECEIVED				
Borough of Ohioville	14	0	68	0	82	2,963,058
Boro. of Patterson Heights	NONE	RECEIVED				
Borough of Rochester	0	0	2	0	2	2,045
Borough of Shippingport	0	1	6	0	7	48,800
Borough of South Heights	NONE	RECEIVED				
Borough of West Mayfield	NONE	RECEIVED				
Township of Brighton	39	6	105	0	150	20,965,032
Township of Center	97	15	109	0	221	19,612,350
Township of Chippewa	56	0	80	0	136	10,006,286
Township of Darlington	12	3	24	0	39	1,871,095
Township of Daugherty	8	2	32	1	43	1,154,706
Township of Franklin	7	3	8	0	18	1,839,946
Township of Greene	9	7	30	0	46	1,511,795
Township of Hanover	4	0	1	0	5	528,000
Township of Harmony	0	4	40	1	45	11,107,167
Township of Hopewell	3	7	84	1	95	1,838,147
Township of Independence	10	0	36	2	48	1,663,141
Township of Marion	1	0	11	0	12	--
Township of New Sewickley	32	6	93	0	131	3,853,262
Twp of North Sewickley	9	6	48	0	63	1,487,466
Township of Patterson	2	0	27	0	29	353,383
Township of Potter	0	3	4	0	7	509,605
Township of Pulaski	0	0	47	0	47	256,196

<b>Municipality</b>	<b>Single Family</b>	<b>Commercial-Industrial</b>	<b>Improvements</b>	<b>Demolition</b>	<b>Total Permits</b>	<b>Value</b>
Township of Raccoon	7	0	43	0	50	1,095,344
Township of Rochester ***	2	5	70	4	81	9,200,207
Township of South Beaver	13	1	24	0	38	1,271,110
Township of Vanport	0	1	5	0	6	97,938
Township of White	3	0	16	0	19	274,852
<b>TOTALS</b>	<b>377</b>	<b>144</b>	<b>1,497</b>	<b>52</b>	<b>2,070</b>	<b>120,540,582</b>

\*\*\*Permits for 2002 & 2003

**TOP 5's**

<b><u>SINGLE FAMILY</u></b>		<b><u>COMMERCIAL/IND.</u></b>		<b><u>TOTAL PERMITS</u></b>		<b><u>VALUE</u></b>	
Center Twp	97	Center Twp	15	Center Twp	221	Brighton Twp	\$20,965,032
Chippewa Twp	56	New Brighton	14	Economy Boro	152	Center Twp	\$19,612,350
Brighton Twp	39	Beaver Falls	13	Brighton Twp	150	Harmony Twp	\$11,107,167
New Sewickley	32	Beaver Boro	12	Chippewa Twp	136	Chippewa Twp	\$10,006,286
Economy Boro	30	Big Beaver	8	New Sewickley	131	Rochester Twp	\$ 9,200,207

### Zoning Ordinances

The Beaver County Planning Commission received 16 requests for zoning ordinance reviews. A new Zoning Ordinance for Shippingport Borough was reviewed along with 15 amendments to existing ordinances for 14 municipalities. The following chart shows the complete list of reviews. It *does not* show which were actually adopted by the municipalities.

<i><b>MUNICIPALITY</b></i>	<i><b>DATE</b></i>	<i><b>DESCRIPTION</b></i>
<i><b>Shippingport Borough</b></i>	<i><b>February</b></i>	<i><b>New Ordinance</b></i>
Beaver Borough	February	Add conditional uses
Koppel Borough	March	Proposed map change
Brighton Township	April	Changes height limits in C-3 & Home- Based Business
New Sewickley Township	April	Limit billboards to C-1 & I Districts
South Heights Borough	April	Create Recreational Zone
Economy Borough	April	Increase lot area in R-1 District
Center Township	May	Various height & area coverage changes
Darlington Township	June	Add uses to Highway Commercial District
Big Beaver Borough	July	Various map changes
Hopewell Township	August	Various changes
South Beaver Township	August	Various changes
Big Beaver Borough	September	New C-3 District & adds No-Impact Home Business
Chippewa Township	November	Allow billboards as conditional use
Hopewell Township	November	Resubmission of August submission
Rochester Borough	December	Various map changes

***Subdivision and Land Development Ordinances***

The Planning Commission reviewed 1 new Subdivision and Land Development Ordinance and 3 text amendments in existing ordinances. The following chart shows the complete list of reviews. It does not show which were actually adopted by the municipalities.

<b><i>MUNICIPALITY</i></b>	<b><i>DATE</i></b>	<b><i>DESCRIPTION</i></b>
Brighton Township	February	Creation of design standards section
Brighton Township	April	Various changes in ordinance
Economy Borough	April	Prohibition of flag lots
<b><i>Center Township</i></b>	<b><i>May</i></b>	<b><i>New Ordinance</i></b>

***Codification of Ordinances***

In August, the Borough of Ambridge submitted a request for a review of a proposed Codification of Ordinances.

### PENNVEST

In order to update the state's deteriorating infrastructure, the Pennsylvania Infrastructure Investment Authority (PENNVEST) was established in 1988 as a revolving fund. This fund is available to help communities finance sewage and water system projects, and is usually awarded in the form of loans.

During 2003, the Planning Commission reviewed and commented on four (4) applications.

<i>Applicant</i>	<i>Project Description</i>	<i>Location</i>	<i>Total Cost/Requested Funds</i>
Hopewell Township	<ul style="list-style-type: none"> <li>The proposed project consists of replacing the present Hopewell Township Heights and Wilson (sewage) Pump Stations by installing new pumps, emergency generators and improved ventilation systems. Certain portions of sanitary sewer also will be replaced.</li> </ul>	Hopewell Township, near the Five Points Intersection (Brodhead & Route 151)	\$770,000/\$770,000
Monaca Borough	<ul style="list-style-type: none"> <li>The proposed project consists of construction of 13,800 ft. of waterline in 5 sections. The project will replace aged and worn existing waterlines in order to improve water pressures and flows for local residents and fire flows.</li> </ul>	Along or near Marshall Road, Monaca Heights	\$1,997,800/\$1,997,800
Moon Township Municipal Authority	<ul style="list-style-type: none"> <li>The proposed project would involve abandoning the currently overloaded Crescent-South Heights STP, upgrading several pump stations including South Heights and pumping sewage flows through a new force main to an expanded Flagherty Run Wastewater Treatment Plant.</li> </ul>	Beaver County portion is in South Heights, near Route 51	\$4,817,000/\$4,700,000 (most of cost in Allegheny County)
Ohioville Borough Municipal Authority	<ul style="list-style-type: none"> <li>The proposed project would involve construction of two water line extensions totaling about 3 1/3 miles.</li> </ul>	Along Ridgemont Drive to Engle Road Extension and along Salem Church Road to Lisbon Road to Wildwood Road.	Unavailable

### CDBG

As part of the Community Development Block Grant Program (CDBG), an applicant must include a statement from the County Planning Commission confirming that the proposed project is consistent with local, county and regional plans. Federal (HUD) regulations also require any proposed projects receiving CDBG funds to go through a special notification and review process.

In 2003, the Planning Commission did not review any applications from municipalities or any Floodplain Activity Notice involving any municipality.

*PA Department of Conservation and Natural Resources (DCNR)*

DCNR provides grants to help fund a number of recreational, park and open space programs including developing or rehabilitating recreational facilities. It also funds park, open space and trail land acquisitions; park and recreational planning and feasibility studies; and master site plans among other programs and projects. DCNR requires the County Planning Commission review the proposal for compliance with local and county plans and policies, and encourages other relevant comments. In 2003, the Planning Commission reviewed 9 applications.

<i>Applicant</i>	<i>Project Description</i>	<i>Location</i>	<i>Total Cost/Grant</i>
City of Aliquippa	Develop a Master Site Plan for 3 parks and obtain funding for a Peer-to-Peer maintenance plan for these parks.	Morell/Mike Ditka Park, Ravine Park, Jessie Belle Walker Park	\$72,500/\$36,250
COG of Beaver and Butler Counties	Multi-municipal River Corridor Study for Beaver River.	From Beaver's origin at confluence of Shenango and Mahoning Rivers (New Castle) to confluence with Ohio River	\$198,000/\$99,000
Brighton Township	Develop a Master Site Plan (playing fields, trails, etc.) for a 54-acre parcel.	Between Wishart and Dappenbrook Drives	\$20,000/\$10,000
Center Township	Further development of Township's Community Park with volleyball court, bocci court, safety surfacing, additional restrooms, ADA access, and a new community center.	Community Park off Center Grange Road	\$549,000/\$274,815
Fallston Borough	Rehabilitate borough park with safety surfacing and swings, buck-a-bout and miniature wheel to comply with safety standards.	Fallston Community Park	\$24,202/\$22,101 (materials only)
Hopewell Township	Construct the Hopewell Township Action Park (Skate Park) including excavation, installation of subsurface and safety surfacing, construction of skateboard equipment, chain link fencing, ADA accessibility, pavilion and benches.	Near Hopewell Township Municipal Building	\$116,100/\$58,050
Independence Township	Develop Phase I of 60-acre Independence Community Park, including walking trails, playground equipment for 2-5 year old children, safety surfacing, & a nature education center within a pavilion now under construction.	Just south of the Elementary School along the east side of School Road	\$215,063/\$117,531.50
Potter Township	Develop Master Site Plan - proposed old Squirrel Run Trail project-access for fishing pier & dock on the Ohio River. At existing Community Park, upgrade various park and playground facilities including adding safety surfaces.	Trail follows Squirrel Run Valley by Potter-Raccoon Township boundary to Ohio River, then east along the river. The Township Community Park is off Mowry Road at the municipal building site.	\$15,000/\$7,500 \$30,000/\$15,000
Vanport Township	Install safety surfaces (bark) & a piece of playground equipment at two township parks.	Van Buren Park at Toy Street and Georgetown Lane, and a second park located at Locust Street and River Road	\$20,000/\$20,000 (materials only)

### Act 537 Sewage Facility Plan Revisions

Act 537 regulates the planning and supervision of community and individual sewage systems. Local municipalities must obtain County Planning Commission comments for specific proposed Act 537 Plan Revisions. Below are the 14 Sewage Facilities Plan Revisions and 1 Plan Update in 11 municipalities that were received and commented on in 2003.

<i><b>Municipality</b></i>	<i><b>Revision Description</b></i>
<b>Center Township</b>	The revision would allow the installation of approx. 4700 ft. of new 15 inch interceptor sewer along Elkhorn Run between Chapel Road and Center Grange Road. The project is needed to eliminate the surcharging (sewage overflows) that sometimes occurs in the existing 12 inch interceptor sewer that presently serves that area. The existing 12 inch interceptor will remain in place and serve as a relief sewer. The proposed interceptor will increase peak flow capacity from 2.4 to 5.0 million gallons per day (gpd).
<b>Chippewa Township</b>	The revision would allow 6,800 gpd sewage flow (generated by the construction of 17 new residences on individual lots) to be discharged to the existing Chippewa sewer along James Street via gravity sewers (for 7 lots) and via a force main with 10 individual grinder pumps (for the other 10 lots).
<b>Chippewa Township</b>	Revision would allow a proposed 60 acre residential community north of Braun Road and west of Route 60 to be provided sewage service. The development would be served by a low pressure collection system, grinder pumps and a force main. It would include single family, townhouse, duplex and quadplex residential units, and would generate up to 68,000 gpd to the Chippewa Township Sanitary Authority Sewage Treatment Plant.
<b>Conway Borough</b>	Revision would allow a proposed 34 single family residential lot subdivision to be served by sewer tap-ins and sewer extensions including grinder pumps and low pressure sewers. The project's sewage flows of 11,900 gpd would be accepted for treatment at the Conway STP.
<b>Darlington Township</b>	The revision would allow the proposed Blackhawk Chiropractic building to be served by an on-lot septic system designed to accept wastewater flows of 920 gpd.
<b>Greene Township</b>	Revision would allow six new residential lots to be served by on-lot septic systems in a subdivision of more than 10 lots since 1972. Sewage planning for the residual tract would be waived if the tract is dedicated for the express purpose of agricultural/sylvicultural use.
<b>Hanover Township</b>	The revision would allow a proposed subdivision of a 4.3 acre lot from the original tract of 6.4 acres being served by an on-lot septic system, with existing residences given a sewage system waiver for the residual of 2.1 acres.
<b>Hanover Township</b>	The revision would allow a proposed subdivision of one, 2 acre tract from an existing twelve acre parcel, with the resulting ten acre and two acre lot to each be served by an on-lot septic system.
<b>Hanover Township</b>	The revision would allow a proposed subdivision of one, 2 acre lot from an existing 14.5 acre lot to be served by an on-lot septic system, with a sewage system waiver for the residual lot of about 12.5 acres.
<b>Hopewell Township</b>	The revision would allow 1,200 gpd of sewage from future Phase II development to be accepted by the Hopewell sewage system for ultimate conveyance to their Raccoon Sewage Treatment Plant.

## Application Reviews

<b>New Sewickley Township</b>	The revision would allow a proposed 31.90 acre lot to be served by an on-lot septic system (400 gpd) in a subdivision of more than 10 lots since 1972. The 20 acre remnant lot would also be served by an on-lot septic system as allowed in a previously approved planning module.
<b>New Sewickley Township</b>	The revision would allow an existing three (3) bedroom residence generating up to 400 gpd of sewage flows to be served by an individual on-lot Small Flow Sewage Treatment Facility (SFSTF).
<b>North Sewickley Township</b>	The revision would allow an existing lot of about an acre to be divided into two residential lots. Sewage service will be extended to those lots soon, but for interim sewage service the lot with the existing residence would continue to be served by its present septic system, and the presently vacant lot would be served by an interim holding tank if sewage disposal is required before sewers are extended
<b>Ohioville Borough</b>	<u><i>Act 537 Sewage Facilities Plan Update</i></u> Mr. Lawrence summarized the recommended alternative, Scenario II, which proposes to extend sewage service to Sections 1 and 9A with the sewage being conveyed via the Route 168 corridor to the Midland Sewage Treatment Plant which has enough excess capacity to serve Ohioville Borough.
<b>South Beaver Township</b>	The revision would allow a 5 acre lot to be served by a new on-lot septic system accepting up to 400 gpd & an existing residence on the 10 acre residual lot to continue to be served by its present on-lot septic system.

### *Agricultural Security Area (ASA) Reviews*

State legislation allows municipalities to create Agricultural Security Areas (ASAs) when petitioned by farmers committing generally a minimum total of 250 acres and meeting contiguous acres area minimums. An ASA provides the farmer and his land 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 public utilities or the government, and assessments for new sewer lines running by his property. It does not restrict the farmer's ability to sell his land for development. A municipality must submit to the County Planning Commission for review and comment the original proposal to create an Agricultural Security Area, the state-mandated Seven-Year Review of its ASA and any proposed additions/deletions between the mandated seven year reviews. In 2003, ASA changes were reviewed for 1 municipality, Hanover Township, as part of the Planning Commission's overall consideration of the Township's Seven Year Review.

Hanover Township – proposed additions of approximately 645.5 acres

### *Capital Assistance Applications*

There were no Capital Assistance Applications submitted for review to the Planning Commission in 2003.

**Rural Enterprise Business Grant Applications**

This is a U.S. Department of Agriculture program to encourage rural business enterprise. The Department of Agriculture requires applicants to send grant applications to local and regional planning commissions for review and comment as required by Federal Executive Order 12373, Intergovernmental Review of Federal Programs. For 2003, the Planning Commission reviewed 1 application.

<i><b>APPLICANT</b></i>	<i><b>LOCATION</b></i>	<i><b>PROJECT DESCRIPTION</b></i>	<i><b>REQ. FUNDS</b></i>
Community Loan Fund of Southwestern Pennsylvania, Inc.	Rural Southwestern Pennsylvania including Beaver County	Technical assistance to businesses located in rural areas of Southwestern Pennsylvania	\$95,000

**Solid Waste (Municipal, Residual, and Hazardous Waste)**

Permit applications for the operation of solid waste storage, treatment, processing and disposal facilities are subject to review by the County Planning Commission pursuant to Section 504 of the Solid Waste Management Act of 1980. For 2003, the Planning Commission reviewed and commented on no waste permit applications. (Note: Residual wastes are industrial wastes not classified as hazardous.)

*Mining*

Pursuant to the Surface Mining Conservation and Reclamation Act, mining operators are required to give written public notice of proposed post mining land-use changes and bond releases to adjacent landowners, municipalities and the county. The purpose of the notice requirement is to allow public comment on the proposals. The bonds are released in three stages:

- Stage I Bond Release - contingent upon the satisfactory backfilling of the site to original contours
- Stage II Bond Release - contingent upon the satisfactory re-vegetation of the site
- Stage III Bond Release - contingent upon the maintenance of satisfactory vegetative cover for 5 years

For 2003, the Planning Commission reviewed 4 notices in 3 municipalities.

<i>Municipality</i>	<i>Applicant</i>	<i>Description</i>
Big Beaver Borough & Darlington Township	Kerry Coal Co.	Stage III Bond Release for 39.1 acres of the Huston Mine and the properties of Vernon Kerry & Grace Kruest, located north of SR 4005, south of Gregory & Linda Cantelmi property, east of White Church Road and west of Route 351.
Darlington Township	Kerry Coal Co.	Stage I & II Bond Releases for 30.4 acres of the Marshall Mine located north of Cannelton Road, south of Oakdale Road, east and west of Ridge Road and east of Valley Road.
Darlington Township	Kerry Coal Co.	Stage I, II, & III Bond Releases for 123.6 acres on the Hays Mine located 2.5 to 3.0 miles west of Darlington Borough.
South Beaver Township	Kerry Coal Co.	Stage II & III Bond Release for 83.9 acres of the Nixon III Mine located north of Brush Run, south of Cole Road, east of Watts Mills Road and west of Route 168.

*Permit Application Notifications*

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

In 2003, the Beaver County Planning Commission received and reviewed a total of 136 notifications.

<i>Type of Permit Application</i>	<i>Quantity</i>
Air Quality Permits	17
Encroachment Permits / 404	33
Mining Activities Permits	2
NPDES Permits	56
Municipal NPDES Permits	11
Railroad Permits	1
Waste Management Permits	7
Water Quality Permits	9
<b>TOTAL</b>	<b>136</b>

In February of 2003, the Beaver County Engineering Department became part of the Beaver County Planning Commission. The following engineering related activities of the BCPC occurred in 2003.

### County Bridges

The year 2003 was a busy year with respect to the replacement and rehabilitation of County-owned bridges. The BCPC, participating with professional engineering and design firms, was involved in management and oversight during the design and construction of a total of six bridge projects. The activities of the BCPC during these bridge projects include contract management, attendance at progress meetings, construction inspection and invoice approval.

County Bridge No. 31, also known as the J.C. Aten Bridge and located in Hanover Township was replaced with a new single-span, pre-stressed adjacent concrete box beam structure measuring 25.5 feet in length at a construction cost of \$266,022. County Bridge No. 54, also known as the 1904 Arch Bridge located between Rochester Township and Rochester Borough, is a stone arch structure with a barrel length of 41 feet that was rehabilitated and repaved at a construction cost of \$145,628.



*County Bridge # 54 (1904 Arch Bridge)  
Rochester Borough and Rochester Township*



*County Bridge # 31 (J.C Aten Bridge)  
Hanover Township*

Bridge 19, the Lacock Arch Bridge which is located in Rochester Township was damaged and crumbling from age and a collision from a tractor-trailer truck, was replaced with a reinforced concrete box culvert with a barrel length of 80 feet. It was completed during the summer months to keep disruption of school bus traffic to a minimum and the total cost for construction was \$397,037.



*County Bridge # 19 located on Adams Street in Rochester Township*



*The Old Fallston Bridge (Bridge # 26)*

County Bridge No. 26, the Old Fallston Bridge connecting Fallston Borough with New Brighton over the Beaver River, was closed in July 2003 as a result of an inspection and recommendation made to PennDOT by its consulting engineer. The County Public Works Department (DPW) spearheaded the repairs and reopening of this bridge and the BCPC offered assistance to the DPW for this project. The total cost of repairs was \$168,400. The bridge was reopened in November of 2003.



*Located on the Beaver River between Fallston Borough and New Brighton Borough*

County Bridge No. 53, also known as the Frye Bridge which also connects Rochester Township with Rochester Borough, is contracted for demolition at a cost of \$209,677. This 200-foot long, seven-span steel deck truss bridge, built in 1911, has been closed since 1982 and is finally being razed to eliminate the safety hazard and eyesore it presents. Work commenced in November and should be completed by April 2004.



*Frye Bridge (County Bridge #53) located between Rochester Borough and Rochester Township*



*Young's Bridge (County Bridge # 17) located in Darlington Township*

County Bridge No. 17, also known as Young's Bridge located in Darlington Township, was closed in December of 2002 after the annual inspection revealed deteriorated timber stringers and decking that failed to meet the load bearing capacity of the minimum 3 ton weight limit. This steel thru-truss bridge was built in 1935 and has had the wood members replaced several times during its life. A construction contract to replace all of the timber stringers, deck planks and wood railing at a total price of \$21,245 was awarded and completed in December 2003.

The BCPC also actively participated during the preliminary design phase for the design of a new bridge crossing the Beaver River in Bridgewater Borough and Rochester Township (New Fallston Bridge No. 63). This project is nearing the end of the preliminary design phase and will be entering final design in January 2004. Staff of the BCPC and the DPW went through a detailed selection process as required by the Pennsylvania Department of Transportation (PennDOT) and made their recommendations to the Beaver County Board of Commissioners regarding the selection of the consultant for the final design and construction management of this project. The final design phase is anticipated to last two years with construction to begin in early 2006 at an estimated cost of approximately \$22 million.

Two other county bridge replacement projects are still in the design stages: Bridge No. 35 (Patton's Bridge) and Bridge No. 36 (Link's Bridge), both located in Independence Township. Bridge No. 35 is anticipated to be replaced in early 2004 and Bridge No. 36 is planned for replacement in 2006.

### *County-Owned Facilities and Miscellaneous*

In 2003, the BCPC assisted in the procurement of a construction contract for the repaving of parking lots at the Courthouse, Emergency Services Facility and Reed Law Offices Building, which is located next to the Courthouse. BCPC staff engineer Mitch Yeager, P.E., provided the design, drawing and contract specifications for this project, which was publicly bid and awarded at a total contract price of \$80,996. The paving at the Courthouse will complete the multi-million dollar renovations program to the Courthouse that began in 1999. Paving preparation work was begun in November but was halted until spring due to cold and wet weather restrictions.

In 2002, the former Beaver County Engineering Department was assigned the responsibility of replacing the deteriorated parking lot lighting at the Allencrest Juvenile Detention Facility, the Ice Arena and along Recreation Drive, circling the Ice Arena. The BCPC worked closely with a consultant on this project and in 2003, the design was completed. The project was bid and awarded at a total contract price of \$107,427. Construction commenced in November and is expected to be completed by the end of January 2004, with lawn and pavement restoration being completed by mid-April.

Beaver County is also responsible for the maintenance and proper operation of traffic signals at three intersections located throughout the County. This past summer, the BCPC engineering staff prepared bid specifications for the replacement of the antiquated traffic signals at the intersection of State Route 51 and Brady's Run Park Road and managed the entire project process through final inspection. The project included new Light Emitting Diode (LED) lights set in the lightweight plastic housings (which use approximately 10% of the electricity than the old single-bulb lights) and new signs and pavement markings. The project was completed at a total cost of \$19,231.

This past year the Community Development Program requested the services of the BCPC to provide the design and specifications for a new pole building to be used for equipment storage at the County's Economy Park. Having the design done in house resulted in a savings to the County. The project was advertised and awarded in September of 2003 at a cost of \$98,000. Construction of the 60 foot by 80 foot building will begin in March of 2004.

The BCPC was also given the assignment of having additional sidewalks constructed at the sides of the Courthouse's front plaza to provide easier access to the parking garage and Market Street for employees and visitors. The original landscape contractor for the Courthouse renovations was assigned this work, which was completed in the fall of 2003.

The County owns and is responsible for having its eighteen elevators, located in six different buildings, maintained and tested as per Pennsylvania Labor and Industry requirements. The BCPC was given the responsibility of preparing a scope of work and soliciting for proposals for continuing maintenance services. As of this writing of this Annual Report, three proposals are under review and a recommendation to the Beaver County Board of Commissioners is expected to be made in January of 2004.

In October, the BCPC was contacted by a representative of a local energy services consultant interested in providing the County assistance in managing its electrical and natural gas usage in order to save on its utility bills. Valuable information was gained from several meetings and was provided to the County's Financial Administrator towards the goal of implementing an energy conservation plan.

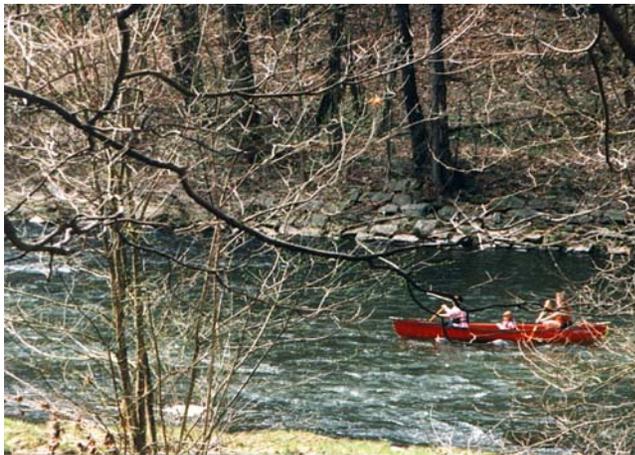
Lastly, the BCPC brokered an arrangement with the Pennsylvania Department of Transportation (PennDOT) and Duquesne Light Company (DLCO) for the repair and replacement of the electrical and lighting infrastructure at Exit 12 (Monaca/Shippingport, Route 18) of the Beaver Valley Expressway. All costs for this project, estimated at \$700,000, will be shared between PennDOT and DLCO. Construction for this project began in December of 2003 and all lighting at that intersection is expected to be operational by the end of April 2004.

*Grant Status Reports*

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

*Brady’s Run Watershed Assessment/Streambank Stabilization Project (319) Grant*

At their December 2003 meeting, the Beaver County Planning Commission adopted the Brady’s Run Lake Watershed Assessment & Restoration Plan as prepared by its consultant, and forwarded the plan to the Beaver County Board of Commissioners.



*Comprehensive Recreation and Parks Plan (DCNR)*

In 2003, the Beaver County Planning Commission (BCPC) adopted the Comprehensive Recreation and Parks Plan as an amendment to the Beaver County Comprehensive Plan and submitted that document to the Beaver County Board of Commission for similar action. At their April 10, 2003 meeting, the Beaver County Board of Commissioners approved the plan as an amendment to the Beaver County Comprehensive Plan. The staff of the BCPC prepared and submitted compact disks of this plan to all Beaver County municipalities, local elected officials, community and civic groups, surrounding counties and neighboring states.

**Beaver County Community Development Block Grant Program Funds (Brush Creek Park Winter Recreation Area) (Water Line Construction)**

At the request of the Beaver County Board of Commissioners (BOC), the Planning Commission prepared an application for the acquisition of funds under the Community Development Block Grant (CDBG) program for a winter recreation area. At its July 10, 2003 public meeting, the Beaver County Board of Commissioners decided to utilize the \$50,000 by adopting a resolution approving an amendment to the agreement with its consultant providing plans and specifications for a water line installation on Route 588 and Brush Creek right-of-way. Finally, at its September 11, 2003 meeting, the Beaver County Board of Commissioners approved a resolution and an agreement for the installation of a water line at a cost of \$117,042.44.

**Brady's Run Park Playground Project**

Using the newly adopted Beaver County Comprehensive Recreation and Parks Plan as its basis and so as to implement the priority items identified in that plan, the Beaver County Planning Commission applied for and received \$140,000 in grant money to construct a destination playground in Brady's Run Park. Of this \$140,000, \$60,000 was CDBG grant money and \$80,000 was DCNR grant money. An amount of \$20,000 was contributed by the Beaver County Board of Commissioners from the County's general fund. An amount of \$40,000 has been applied for from the Department of Community and Economic Development (DCED) and as of this writing, the status of that application is unknown.

**Brady's Run Multi-Purpose Trail (TEA-21)**

This project was bid, and we are awaiting the contract award. It is anticipated that work will commence in the spring of 2004 and will be completed prior to the park's opening in 2004. Funding for this project is: PennDOT commitment - \$190,000 and Beaver County General Fund Commitment - \$8,086.15.

*Department of Conservation and Natural Resources (DCNR) Grant: Greenway and Trails Plan*

Using the Beaver County Comprehensive Recreation and Parks Plan as its basis, the Beaver County Planning Commission applied for and received a \$25,000 grant from DCNR to prepare a Greenway and Trails Plan. It is anticipated that the RFP will be issued in the spring of 2004.

*DCNR Grant Amount*    \$25,000  
*County Commitment*    \$25,000

*Master Site Plan for Brady's Run Park, Brush Creek Park and Old Economy Park*

Using the priority recommendations contained in the Beaver County Comprehensive Recreation and Parks Plan, the Beaver County Planning Commission applied for a \$75,000 grant from DCNR to develop site plans for each of the three (3) county parks. This grant will insure a consistent planning framework for the county park system. The Beaver County Planning Commission has not yet received notice of any grant award.

*CDBG Funding requested Grant Amount*    \$75,000  
*DCNR Funding requested Grant Amount*    \$75,000

**Agricultural Land Preservation Board Geographic Information System Grant (ALPB GIS) Grant**

The Beaver County Planning Commission (BCPC) is the lead agency in the development and design of various databases, the preparation of map layers, and the maintenance of information for a Regional/County/Municipal Geographic Information System (GIS). In the early part of 2003, the BCPC, with approval from the Beaver County Agricultural Land Preservation Board, applied for a Department of Agriculture Grant for \$10,000 to hire a consultant to do a pilot G.I.S. program in Beaver County. On November 11, 2003, the BCPC received a letter from the Department of Agriculture with a fully executed grant agreement for \$10,000. The project pilot program will begin in 2004.

*Department of Agriculture Funding Grant Amount \$10,000*

**Appalachian Regional Commission (ARC) Grant (CED Westgate Project)**

The Westgate Project is owned by the Beaver County Corporation for Economic Development (CED) and located on Route 18 in Big Beaver Borough in a Keystone Opportunity Zone (KOZ). The Beaver County Planning Commission (BCPC) participated in regional meetings to negotiate and advocate for Beaver County projects to ultimately obtain the endorsement of the region which resulted in the approval of this grant for the benefit of CED. Through the BCPC's efforts, this project was identified as the top priority sewer and water project in the region. This Grant will help supply water and sewer lines to the site. The project coordinator applied for and received a \$225,000 grant from ARC.

### *Natural Infrastructure Project*

In 2002, the Southwestern Pennsylvania Commission, the Pennsylvania Environmental Council, and The Heinz Endowments began the development of a Regional Natural Infrastructure Project (NI) for the ten counties of southwestern Pennsylvania. Through a cooperative outreach, NI seeks to engage the regional community in discovering links between the region's landscape and its economic health. The resulting documents will recommend ways to best use our natural infrastructure for the benefit of the entire region and can be used by Beaver County as a valuable source of information and data in aiding and guiding the County and its municipalities regarding conservation, development, marketing decisions and the like. It is believed that the broad array of services, products, habitat, and recreational amenities in the region are and can increasingly become a source of competitive advantage in today's economy. The BCPC has been actively participating in this effort since the spring of 2003 through its representation on the NI County Advisory Group and the NI Steering Committee.

### *Census 2000*

In June of 2002, the Beaver County Planning Commission distributed to each municipality the first table of demographic information on age, race, sex and housing. By spring of 2003, the Census Bureau released the information for the last three demographic tables. The Planning Commission completed the information for the Community Profiles in the fall of 2003 and distributed copies to all the municipalities. More detailed information is available on the Census web site.

[www.census.gov](http://www.census.gov)

### *E-library*

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

Transportation Planning

During 2003, the Beaver County Planning Commission was involved in several transportation projects involving pedestrian and bicycle trails, highways, bridges, and railroads. Planning staff attended and was actively involved in many SPC and PennDOT committees and work sessions on Roads, Bridges, Highway Enhancements, Freight Movement, Maglev, Transportation Corridors Studies, Highway Safety and Congestion Management, Air Quality, Bike and Pedestrian Trails and Mass Transit.

The Planning Commission was actively involved in monitoring the state highway plan for Beaver County and assuring projects moved forward in a timely manner. Staff was also involved in the planning of the upcoming 2005-2008 Transportation Improvement Program. This program identifies the various transportation projects to be funded during federal fiscal years, which begin in October of 2003 and continues through September 2006. The program includes State-owned and maintained highways and bridges as well as county and municipal owned roads and bridges. The Planning Commission staff attended several meetings and workshops designed to establish the highway and bridge projects and program schedules for relocation and rehabilitation of area roads and bridges. The staff successfully negotiated with PennDOT and surrounding counties for additional highway and bridge projects. A listing of the projects on the existing *2003 – 2006 Transportation Improvement Plan* is included in the following chart.

2003-2006 Transportation Program Projects

<i>Project Name</i>	<i>Location</i>
Route 18 Relocation 32 <sup>nd</sup> Street	Geneva College, Beaver Falls
US 30 Upgrade	Greene Township
Constitution Blvd Bridge	City of Aliquippa
Franklin Avenue Interchange	City of Aliquippa
Pennsylvania Avenue Bridge	Monaca Borough
SR 51 Reconstruction	City of Aliquippa
SR 68 Signals	Vanport Township

Bocktown Road Bridge	Independence Township
Shippingport Hill Bridge	Shippingport Borough
SR 351 Upgrade	Big Beaver Borough
Herman Road Bridge	Marion Township
New York Avenue Bridge	Rochester Borough
Crows Run Improvements	New Sewickley Township
Kane Road Intersection	Hopewell Township
Green Garden Road @ SR 60	Hopewell Township
Green Garden Bridge	Hopewell Township
New Aliquippa-Ambridge Bridge	Ambridge/Aliquippa
Idlewild Bridge	Big Beaver Borough
Watt's Mill Bridge	South Beaver Township
Beaner Hollow Road	Brighton Township
Engle Road Bridge	Industry Borough
Airport Road Bridge	Hopewell Township
Beaver River Rails- to-Trails	City of Beaver Falls
Brady's Run Multi-Use Trail	Brighton Township
Brickyard Bridge	Fallston Borough
Brighton Road Bike Lanes	Brighton Township
New Fallston-New Brighton Bridge	Fallston & New Brighton
Frye Bridge	Rochester Borough
Link's Bridge	Independence Township
Monaca Beautification	Monaca Borough
Pohl's Bridge	Raccoon Township
Sportsman Club Bridge	South Beaver Township
Washington Ave Bridge	New Galilee Borough
Wolfe Lane Pedestrian Walkway	Bridgewater Borough
Woodlawn Avenue	City of Aliquippa
Young's Bridge	Darlington Township
Beaver Bridge Preservation	Various

District 11 Betterment Reserves	Various
RR Lines	Various
Westgate Park Intersection	Big Beaver Borough

Planning Commission staff was also involved in the Airport Multi-Modal Study as a member of the steering committee. The purpose of this study is to examine traffic facilities in the airport corridor in order to determine the type of traffic improvements which should be made to improve traffic flow between the Pittsburgh Airport and the City of Pittsburgh including the Oakland area. The corridor was delineated to include an area south of the present Route SR 60/Parkway West to an area north of Route 65. Alternatives studied included new roads, transit routes, and improvements to existing roadways.

Staff was also involved in freight forum sponsored by Southwestern Pennsylvania Commission for the purpose of identifying freight movements and enhancements that could be initiated to improve the area's freight industry and facilities, including roads, rails, waterways, and air cargo facilities.

Staff also was involved in identifying transportation enhancements to be constructed for trails, bikeways, commuter rail and various other facilities including historic areas and structures.

The Planning Commission also was involved in the establishment and administration of the new Public Participation Panel for Beaver County. This panel, reappointed every two years, is responsible for the public input into the development of transportation plans as well as the review of existing plans and proposed projects. The panel is comprised of Beaver County residents representing various cultural, business, and institutional clients who have interest in a wide range of transportation issues. Through this panel, input for highway, bridge, transit, air, water and rail projects are identified and evaluated.

*Economic Development*

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

*Beaver Borough*



*Beaver County Housing Authority new senior citizen apartment complex on Fifth Street*

*Center Township*



*Completed medical supply building in Wal- Mart Plaza*

*Center Township*



*12- screen movie theater under construction*

Center Township



*Dollar Tree*

*Center Township*



*Garden View*

Brighton Township



*Brighton Elementary School on Dutch Ridge Road under construction*

Chippewa Township



*Preston Dodge Nissan*

Chippewa Township



*Eat' n Park*

*Chippewa Township*



*Bird Bath Carwash*

*Harmony Township*



*Ambridge School District New Elementary School under construction*

Ohioville Borough



*Seven Oaks residential units under construction*

## Beaver County Agricultural Land Preservation Board

### Agricultural Land Preservation Board

In 1995, the Beaver County Agricultural Land Preservation Board (ALPB) was created by the Beaver County Board of Commissioners and approved by the Pennsylvania State Agricultural Land Preservation Board. The ALPB is comprised of nine members and includes four full time farmers, a contractor, an elected municipal official, and 3 citizens- at-large. In 2003, the members of the Beaver County Agricultural Land Preservation Board were: Chairman Joseph E. Petrella, Jr., Vice-Chairman John Hudack, Secretary Laurie Fletcher, Don Freshcorn, Treasurer Dennis Goehring, Jim Singleton, Jim Spiker, William Swick, and Joseph Zagorski. In August, Harry W. Wolf, Jr. was appointed to replace Dennis Goehring, who asked not to be reappointed when his term expired.

### Agricultural Security Areas (ASA's)

The Beaver County Agricultural Land Preservation Board assists County municipalities in the creation of Agricultural Security Areas (ASA). ASA's are the Pennsylvania equivalent of agricultural districts in other states. The creation of ASA's were formally allowed by the Pennsylvania Agricultural Security Act (P. L. 128, Act 43 of 1981, as amended). The Act defines an ASA as a unit of 250 or more acres of land used for the agricultural production of crops, livestock or livestock products, under the ownership of one or more persons. The creation of an ASA is voluntary and does not limit a landowner from subdividing or developing his or her land. Such development or sale, however, may affect the status of the ASA; insofar as any change in the ASA that affects ten percent of its land may lead to an interim review by the local municipality so as to determine that ASA's feasibility to continue as an ASA. Some of the benefits to farmers offered by an ASA include a restriction on a local municipality that prevents it from approving laws or ordinances that would unreasonably restrict farm structures or practices as well as a prohibition that a local municipality cannot define any normal farming practice to be a public nuisance. In Beaver County, Agricultural Security Areas are located in the following municipalities: Brighton Township, Darlington Township, Daugherty Township, Franklin Township, Greene Township, Hanover Township, Independence Township, Marion Township, New Sewickley Township, North Sewickley Township, Ohioville Borough and South Beaver Township. In 2003, the Beaver County ALPB continued discussions and held meetings with landowners in Industry Borough pertaining to their interest in creating an ASA in Industry Borough.

## Beaver County Agricultural Land Preservation Board

### *Agricultural Conservation Easements*

In conjunction with the State Board, the Beaver County ALPB endeavors to preserve farmland through the purchase of agricultural conservation easements. Beginning in mid-February of 1989, Pennsylvania entered a new phase in its efforts to preserve the Commonwealth farmland resources. A statewide program to purchase agricultural conservation easements (also commonly referred to as “development rights”) began. Farmers, whose land is included in an Agricultural Security Area of 500 acres or more, are eligible to sell conservation easements, on a voluntary basis, to the Beaver County ALPB. The purchase of an agricultural conservation easement by the ALPB helps to preserve agricultural land by providing compensation to farmers for the development value of farmland that they preserve in long-term use. By selling conservation easements, the farmer receives the development value of the property, thereby providing a long-term permanent solution to farmland preservation. The easement value is determined by a Pennsylvania licensed and certified appraiser who determines the market value of the property and the farmland value of the property. Differences in the two appraisals are worked out according to formula in the law to arrive at the purchase value of the agricultural conservation easement. (A farmer who disagrees with the appraisal has the right to obtain his own appraisal). All easements are sold in perpetuity. To be considered, a farm must have a minimum of 50 acres, of which at least 50% of the farm property consists of productive agricultural soils suitable for cultivation or grazing; i.e. Classes I-IV.

The ALPB accepts applications to the easement program from October 1 through December 31 of each year. All applications received are evaluated based on criteria as required by law and/or as established by the ALPB. The funds used by the ALPB to purchase the agricultural conservation easements are obtained from the County of Beaver and the Commonwealth of Pennsylvania. To date, the Beaver County Agricultural Land Preservation Board has purchased agricultural conservation easements for eleven Beaver County farms. Currently, 1,204 acres of farmland in Beaver County are protected from encroaching residential or commercial development as a result of the ALPB’s purchase of agricultural conservation easements totaling \$2,466,493. These farms are located in the Beaver County municipalities of Franklin, Hanover, Marion, New Sewickley and North Sewickley Townships. In 2003, the ALPB purchased agricultural conservation easements on two farms totaling 202 acres and signed an easement sales agreement on a third farm of 72 acres.

## Redevelopment Authority of Beaver County

### *Redevelopment Authority of Beaver County*

The Urban Redevelopment Law (1945, P.L. 991, No. 385) was passed in 1945 by General Assembly of the Commonwealth of Pennsylvania. The language taken straight from the Act states that it was enacted to promote elimination of blighted areas and supply sanitary housing in areas throughout the Commonwealth; by declaring acquisition, sound replanning and redevelopment of such areas to be for the promotion of health, safety, convenience and welfare; creating public bodies corporate and politic to be known as Redevelopment Authorities; authorizing them to engage in the elimination of blighted areas and to plan and contract with private, corporate or governmental redevelopers for their redevelopment; providing for organization of such authorities; defining and providing for the exercise of their duties, including the acquisition of property by purchase, gift or eminent domain; the leasing and selling of property, including borrowing money, issuing bonds and other obligations, and giving security therefore; restricting the interest of members and employees of authorities; providing for notice and hearings; supplying certain mandatory provisions to be inserted in the contracts with redevelopers; prescribing the remedies of redevelopment authorities; conferring certain duties upon local planning commissions, the governing bodies of cities and counties, and on certain State officers, boards and departments.

In 2003, the Redevelopment Authority of Beaver County (RABC) continued its participation in projects throughout Beaver County.

The RABC was the funding conduit and continues as the administrative agency regarding a site development loan associated with the Chippewa Economic Development District One.

In December of 2003, the RABC completed negotiations with a developer and signed a Real Estate Option Agreement for the redevelopment of property owned by the RABC that is located in the City of Aliquippa and is known as the Bricks. Once a site of row houses, the structures were demolished over a generation ago. The vacant, approximate 5.5 acre site is located in a Keystone Opportunity Zone (KOZ). KOZ status provides certain tax benefits for those who may live there or conduct business there. The developer envisions the construction of 34 three-bedroom homeownership units offering a

## Redevelopment Authority of Beaver County

variety of housing types and style designed to attract a diverse group of buyers. It is projected that, in order to take advantage of the KOZ associated tax benefits, eight (8) of the homes will be “Work-Live” Units (e.g. residents operating a small one or two-employee business from their home). Planned amenities include a clubhouse/business center, tennis court, basketball court, a walking/biking trail and a homeowner’s association. The developer has stated that the community will be the first “Net-Zero Energy” community in the United States and has explained that Net-Zero Energy is a concept based on the idea that the community will produce all of its energy from renewable sources, will transmit excess power to the electrical grid during non-peak periods, and will obtain power from the grid when power sources in the community cannot keep up with the demand. The developer has also stated that it will utilize “Green Building” construction techniques, which will provide substantial savings to the homeowners in their utility bills. According to the developer, these technologies, combined with the development’s KOZ status, will allow potential buyers to qualify for Energy Efficient Mortgages while ensuring long-term sustainability and affordability of their homes. The RABC has pledged its full and appropriate cooperation and assistance toward the redevelopment of the Bricks. As of this writing, the developer is proceeding with its due diligence process and procuring project financing. The Option Agreement expires on January 31, 2005, should the developer not exercise its option to purchase the property.

In August of 2003, the RABC began its participation as part of the development team for a redevelopment project known as The Bridges Village and located in the Borough of Ambridge. The project involves the redevelopment and remediation of a largely abandoned former industrial (brownfield) site that is bounded by Merchant Street, Eleventh Street, Duss Avenue and Nineteenth Street. Upon completion of the project, the developer envisions that the site will consist of condominiums, duplexes, a community center, a medical/care facility, possible retail and the national headquarters of the developer. At the September 10, 2003 meeting of the RABC, representatives of the Borough of Ambridge and the developer introduced and presented the project to the RABC Board. As a result of that presentation and the Borough’s representation that it fully supports the project, coupled with its request that the project be pursued as a redevelopment project, the RABC unanimously approved a motion to support the project and appropriately cooperate and assist project representatives in advancing the project. The Beaver County Board of Commissioners approved the use of Community Development Block Grant Funds to pay for the services of a consultant to begin this redevelopment project. It is expected that findings will be presented to the Ambridge Borough Planning Commission and the Beaver County Planning Commission in February 2004.

## Redevelopment Authority of Beaver County

The Board of Directors of the Redevelopment Authority of the County of Beaver consists of five members. In 2003, the members of the RACB Board were Chairman James L. Duncan, Vice Chairman Edward Piroli, Secretary Thomas E. Albanese, Treasurer Richard L. Shaw, and Assistant Treasurer Dennis Rousseau.

### *Municipal Training Courses*

With funding approved by the Beaver County Board of Commissioners, the Beaver County Planning Commission (BCPC) sponsored the ***Basic Course for Planning Commissioners*** held on October 16th, 23rd & 30th, 2003, in the Library Conference Room at the Community College of Beaver County. The three-session, ten-hour course was opened to all municipalities with planning commissions. The Pennsylvania Municipal Training Partnership (PMTP) and Pennsylvania Municipal Planning Education Institute (PMPEI) provided two certified instructors and the course material which included instructions on the Pennsylvania Municipal Planning Code (PMPC), amendments, regulations and technical components of land use planning. The BCPC sponsored this training course at the request of several municipalities with new members on their planning commission.



*Jim Pierce, Certified Instructor, conducting the session*

## Miscellaneous Highlights



*Southwestern Pennsylvania Commission's (SPC) Municipal Separate Storm Sewer Systems (MS4) meeting November, 2003 in the Library Conference at CCBC*

For the first time, in 2003, Municipal Separate Storm Sewer Systems (MS4) were required by DEP to apply for NPDES discharge permits. SPC is conducting meetings in each county of the region. Beaver County and its municipalities are required to apply for this permit and Planning Commission staff is attending the meetings.

### Coming and Going

On February 1, 2003, the Board of Commissioners consolidated the Engineering Department and the Planning Commission. The BCPC welcomed Mitchell S. Yeager, P.E., to our staff. Mitch earned a B.S in Civil Engineering Technology from Point Park College, a MBA in Business Administration from Robert Morris University and is a registered professional engineer in Pennsylvania. He has been with the County since 1997.

In November 2003, Mr. Joe Spanik was elected to the Board of Commissioners and will take office in 2004.

### Planning Commission Members News

On January 9, 2003, the Board of Commissioners appointed Mr. Mark LaValle of Patterson Heights to replace Mr. Roy Stubbins who resigned his position. Mr. Thomas Stoner also resigned from the Board on March 5, 2003. As of this writing, his position has not been filled.