

**BENTLEYVILLE BOROUGH
YEAR 2001 COMPREHENSIVE PLAN UPDATE**

ACKNOWLEDGMENTS

**In appreciation of the many hours of volunteer time
devoted to the creation of this document
and the betterment of their community**

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**BOROUGH OF BENTLEYVILLE
WASHINGTON COUNTY, PENNSYLVANIA**

**RESOLUTION
No. 1 of 2001**

**RESOLUTION OF THE COUNCIL OF BENTLEYVILLE BOROUGH,
WASHINGTON COUNTY, PENNSYLVANIA, ADOPTING THE
BOROUGH'S COMPREHENSIVE PLAN.**

WHEREAS, The Borough of Bentleyville is a Borough located in Washington County, Pennsylvania; and

WHEREAS, The Borough on Bentleyville Planning Commission has, pursuant to 301 et seq. Of the Municipalities Planning Code, prepared a Comprehensive Plan Update for the Borough; and

WHEREAS, The Planning Commission held a public meeting on the Final Draft of The Comprehensive Plan Update on January 8, 2001, and voted to recommend the Final Draft to the Borough Council; and

WHEREAS, Bentleyville forwarded copies of the final Draft of the Comprehensive Plan to the Washington County Planning Office, the Bentworth School District and all adjoining municipalities for their review for a period of more than forty-five (45) days; and

WHEREAS, The Borough of Bentleyville held a public hearing pursuant to public notice on the Plan Update on April 3, 2001; and

WHEREAS, it is the desire of the Bentleyville Borough Council to adopt the Comprehensive Plan Update as attached hereto, in its entirety.

**NOW THEREFORE, BE IT RESOLVED BY THE BENTLEYVILLE BOROUGH COUNCIL
AS FOLLOWS:**

Section 1. The foregoing Recitals are incorporated by reference in this portion of the Resolution as if they had been restated in full herein.

Section 2. The Bentleyville Borough Council hereby adopts the Bentleyville Borough Comprehensive Plan Update as attached hereto.

Section 3. The Comprehensive Plan shall be recognized immediately upon the adoption of this Resolution.

Section 4. The Comprehensive, Plan Update adopted, as part of this Resolution shall supersede all of the Borough's Comprehensive Plans. As such, any other provisions which conflict, with



provisions of this Resolution is hereby repealed to the extent of such conflict.

RESOLUTION AND ENACTED this 3 day of April, 2001 by the Bentleyville Borough Council, in this lawful session regularly assembled.

ATTEST:

BOROUGH OF BENTLEYVILLE


Secretary


Borough Council President

APPROVED:


Borough Solicitor

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Borough Council President

APPROVED:


Borough Solicitor

**BENTLEYVILLE BOROUGH
COMPREHENSIVE PLAN UPDATE**

TABLE OF CONTENTS

TABLES

	PAGE
Table I Comparative Population Growth 1960-1990	12
Table II Comparative Population Densities	13
Table III Comparative Population Characteristics	14
Table IV Age Distribution, 1990	16
Table V Trends in Age Distribution, 1980-1990	17
Table VI Education, Employment and Income, 1980-1990	18
Table VII Median Comparison	18
Table VIII Classes of Workers, 1980-1990	19
Table IX Place of Employment	20
Table X Occupations of Employed Residents	21
Table XI Industry of Employed Residents, 1980-1990	22
Table XII Comparative Growth in Housing Stock, 1980-1990	23
Table XIII Type of Housing Units, 1980-1990	24
Table XIV Comparative Housing Values, 1990	25
Table XV Median Value Owner Occupied Housing, 1990	26
Table XVI Tenure and Age of Housing	27
Table XVII Permits for New and Razed Dwellings	28
Table XVIII Permits, Commercial, New and Renovations	28
Table XIX Permit Value, Commercial and Residential	29
Table XX Revenue Comparison Chart 1992-1998	31
Table XXI Annual Budget Expenditures	33
Table XXII Land Use Comparison	43
Table XXIII Conditions of Major Structures	44
Table XXIV Main Street Traffic Counts	60
Table XXV Comparison of B-2, I-1 and Proposed IDD Zoning Districts	66
Table XXVI Use Comparison of B-2, I-1 and IDD Zoning Districts	66-67

**BENTLEYVILLE BOROUGH COMPREHENSIVE PLAN
RECOMMENDED ACTION**

Project	Priority	Responsible Agencies	Estimated Cost In 2001 Dollars	Date To Implement
Improve Tax Collection System		Council	\$0	1999
Improve Tax Assessment System		Council And County	Monthly Payment To Local Assessor	January 2000
Secure Grants And Loans To Construct A New Borough Building		Council And Secretary	\$0	January 2002
Construct A New Borough Building		Council	\$500,000 To \$1,000,000	July 2002
Investigate The Advantages To A Recycling System		Council And Current Garbage Collector	\$0	Next Garbage Collection Contract Renewal
Develop A Property Maintenance Program To Control Blight		Code Enforcement Officer	\$0 Or The Cost Of Additional Hours For The Ceo	Spring 2001
Investigate A Shared Code Enforcement Officer With Surrounding Communities		Council	Equal To Current Costs For Code Enforcement	The Date The State Commence The State Wide Building Code
Retain A Traffic Engineer To Study Wilson Road And Approach PennDOT Regarding Revisions To The Road		Council And Traffic Consultant	\$20,000 To \$30,000	January 2003
Amend The Zoning Ordinance And Zoning Map To Accommodate Recommendations In The Comprehensive Plan.		Planning Commission	\$9,150 50% Of Which Will Be Funded By State Grants	January 2001
Install Sidewalks In Areas Where Pedestrians Would Benefit		Council, Planning Commission, Public Works	\$4.75 A Square Foot	Estimate Amount Of Work To Be Complete And Divide By Ten Years
Provide Around The Clock Police Protection		Council And Police Department	\$20,000 To \$30,000	Implement As Population Increases

Project	Priority	Responsible Agencies	Estimated Cost In 2001 Dollars	Date To Implement
Acquire Additional Park Property		Council	20,000	Aquifer As Opportunity Presents Itself, Complete By 2005
Enforce Current Sidewalk Regulations To Improve The Condition Of Existing Sidewalks		Council, Mayor And Code Enforcement Officer	\$0 To Additional Code Enforcement Officer Hours	Spring 2001
Enforce Existing "Junk Car" Regulations To Remove All Junk Cars		Police And Mayor	\$0	Spring 2001
Amend Zoning Regulations To Require Paved Off -Street Parking Facilities For Single Family Dwellings		Planning Commission	\$9,150 50% Of Which Will Be Funded By State Grants	January 2001
Secure Community Block Grant Funding To Install Handicapped Accessible Curb Cuts At All Intersections		Council And Secretary	\$0	January 2002
Install Handicapped Accessible Curb Cuts At All Intersections		Council And Public Works	\$4.75 A Square Foot	Spring 2002

**EXECUTIVE SUMMARY
BENTLEYVILLE BOROUGH
2000 COMPREHENSIVE PLAN**

Each part of the Comprehensive Plan has been reduced into an executive summary. Bullet points of the findings and conclusions and the goals and objectives for each part of the plan have been included in the summary. The supporting documentation for each of these bullet points is included in the Plan.

DEMOGRAPHIC DATA FINDINGS AND CONCLUSIONS

This summary of the findings and conclusion from the demographic data is relevant to the plan recommendations:

- The Bentleyville population has declined by 15.5% between 1960 and 1990.(Table I)
- Bentleyville is the only community on the Bentleyville Region Comparative Population Growth Table (Table I) that shows an increase in population between 1980 and 1990.
- Population density in Bentleyville Borough is three (3) times the average for all of Washington County; however, Bentleyville's density is one half (1/2) that of neighboring Ellsworth Borough. (TableII)
- The significant shift in Bentleyville's population is in the elderly population that grew from 15.5% of the total population in 1980 to 24.1% of the total population in 1990.(TableV)
- The percentage of high school and college graduates was up slightly between 1980 and 1990. (Table VI)
- Bentleyville Borough lagged behind the County medians (per capita, household and family income) in 1980 and the gap widened in 1990. (Table VII)
- 80% of the Ellsworth/Bentleyville work force is employed in Washington County. (Table IV)
- Table X, Bentleyville Borough Occupations of Employed Residents, shows a six (6) percent increase in the persons employed in the Managerial/Professional category.
- In 1980, 48% of the work force was employed in the mining and manufacturing fields. In 1990 only 23% of the work force was employed in these fields. In 1990 there was an increase in the number of residents employed in almost every other industry. Unemployment increases less than 1% in the same time period. (Table XI)
- The growth in housing stock between 1980 and 1990 in Bentleyville far exceeded the growth in the communities used as comparison in the region, as well as the growth in Washington County. (Table XII)
- In 1990, 67% of the housing in Bentleyville was single family detached housing, 7% of the housing was in buildings with 50 or more units and 7% of the housing was categorized as mobile homes. (Table XIII)

- The median value of owner occupied housing in Bentleyville exceeds that of Ellsworth and West Pike Run and is less than that of Fallowfield and Somerset. (Table XIV)
- In 1990, 67% of the owner occupied housing in Bentleyville was valued at less than \$50,000. (Table XV)
- In 1990 owner-occupied units represent sixty-one percent (61%) of the housing stock. The majority (57.5%) of these owners are long-time residents, having occupied their units for sixty (60) years or more. (Table XVI)

FISCAL DATA FINDINGS AND CONCLUSIONS

This summary of the findings and conclusion; from the fiscal data is relevant to the plan recommendations. The data was collected primarily from the State Audit Reports filed by the Borough for the relevant years.

- Between 1992 and 1999, the combined revenue from real estate and earned income taxes increased 12.75%. (Table XX)
- An aggressive real estate tax collection effort in 1994 produced a 37% increase in revenue for that year.
- The unfilled position of assessor between 1996 to 2000 could be the cause for delay in reassessing properties where significant investments in building construction and renovations had been made.
- Unemployment levels in Bentleyville in 1980 and 1990 were higher than County and national levels. (Table VI)
- The unemployment and poverty levels of Borough residents affects the Borough's ability to generate revenue.
- Total Borough budget expenditures have increased from \$441,995 in 1992 to \$662,503 in 1998. This is a 50% increase in expenditures. (Table XXI)
- Public works accounts for the largest percentage of the budget. The dollar amount spent on the public works function for the Borough has more than doubled between 1992 and 1998 from \$81,586 to \$172,284. While the total budget has increased by 50% the public works budget has increased by 110%. (Table XXI)
- The collection of liquid fuels tax increased 24.2% between 1992 and 1999 accounting for only \$13,364 of the increase in the public works expenditures.
- Expenditures for public safety and general government have remained almost unchanged in terms of their percentage of the total Borough expenditures. (Table XXI)

FISCAL DATA GOALS AND OBJECTIVES

Based on the foregoing analysis, the following goals and objectives to assist in the fiscal stability of the Borough are proposed.

GOAL: To minimize tax increases while maintaining a balanced budget.

Objectives: Closely monitor the tax collection system to assure maximizing the dollars collected.

Improve the process of communication with the County tax assessor to insure the prompt reassessment of properties where recent improvements have been made.

Be aggressive in securing grants and low interest loans to construct the proposed Borough Building.

Seek grants and low interest loans to acquire an additional six (6) acres of park property by the year 2010.

COMMUNITY FACILITIES AND SERVICES FINDINGS AND CONCLUSIONS

This summary of the findings and conclusion from the community facilities and services is relevant to the plan recommendations. The data was collected primarily from interviews with Borough staff and that information is compared with State and national standards.

- The Commonwealth has a recommended minimum standard of one (1) police officer for each 1,000 persons. Based on the 1990 census, the population of the Borough is 2,673. The Commonwealth would recommend three (3) full time officers. The Borough currently meets this requirement.
- Animal control is a function of the police department. The police contract with an independent animal control officer. 43% of the respondents to the Citizens Survey rated animal control Fair or Poor.
- Current police facilities lack many of the important features of a modern police facility.
- Fire department and emergency medical services far exceed the recommended service requirements of the Borough.
- Only three (3) of the one hundred fifty six (156) respondents to the Citizens Survey rated garbage collection Poor.
- Public sewer and water are available to the majority of the residents in the core of the community.

- All Borough residents are within the recommended distance from a park; however, Carmel Park does not meet the suggested minimum acreage for a neighborhood park.
- Based on the current and projected year 2010 population – the Borough needs an additional six (6) acres of park property to meet recommended recreational standards to adequately serve the residents.
- In the Citizen Survey the reason least chosen for staying in, and selecting, the Borough was “recreational programs.”
- 41% of the respondents to the Citizen Survey did not know if current storm water management facilities were adequate.
- In regards to a new Borough Building, 36% of the respondents to the Citizen Survey believed one was needed, while 42% believed one was not. Almost half of the respondents did not want the building financed with tax dollars.
- An average of 46% of all respondents to the Citizen Survey used the Bentleyville parks and Mingo Creek Park rarely or never. This most likely relates to the age of the majority of the respondents.
- Recycling, animal control and code enforcement received the highest number of “poor” evaluations in the Citizen Survey.
- After the fire department and emergency medical services, garbage collection received the fewest number of “poor” evaluations in the Citizen Survey.
- Combining the “excellent” and “good” evaluations in the Citizen Survey results in the following total scores: fire department (130), garbage collection (125) and emergency medical (124), received the most points, while recycling (19), animal control (36) and interaction with staff (39) received the fewest points.
- Combining the “fair” and “poor” evaluations in the Citizen Survey results in the following total scores: animal control (62), recycling (61) and road maintenance (58), received the highest points, while the fire department (9), emergency medical (9) and garbage collection (20), received the fewest points.
- When asked which recreational or community programs the respondent or a family member would participate in, the response to the Citizen Survey most given was “none”. Again, this most likely relates to the age of the majority of the respondents.
- According to the Citizen Survey The parades, both Halloween and the Fireman’s, lead the list for most successful community events.

COMMUNITY FACILITIES AND SERVICES GOALS AND OBJECTIVES

Based on the foregoing analysis, the following goals and objectives for Community Facilities and Services are proposed.

Goal: To provide an adequate level of municipal services to the current and future residents of the Borough.

Objectives: Assist in maintaining the excellent level of service now provided by the fire company and emergency medical service.

Increase the resources of the department and as revenues increase and demographics change, increase patrols approaching round the clock patrols by 2010.

Investigate the cost savings that may be associated with a recycling program and consider implementing a program.

Develop a program of property maintenance inspections and code enforcement that is proactive to arrest property deterioration and blight.

Consider a shared code enforcement officer with neighboring communities. A cooperative effort could provide a higher level of service at a reduced cost.

Replace the existing Borough building with a structure that will comfortably accommodate all the Borough needs and provide a safe environment.

Pursue alternative solutions to provide an additional six acres of park property by 2010.

EXISTING LAND USE FINDINGS AND CONCLUSIONS

The existing land uses were categorized and inventoried to determine what percentage of the Borough is dedicated to what type of land use. The 1999 information was compared to similar information gathered in the 1967 Comprehensive Plan, leading to the following conclusions.

- Property used for industrial purposes in the 1967 Plan made up 14% of the total land in the Borough. That percentage in the 1999 Plan was 0.8% or a reduction of 13.2% of the property used for industrial uses, however, there is a question as to whether the data is comparable since there is no evidence of loss of industrial uses.
- The undeveloped property in the Borough has actually increased by less than 1% since the 1967 Plan because of the apparent loss in industrial property.
- The amount of property used for commercial use has increased by 1.2% since the 1967 Plan.

- Despite the construction of two County housing projects, a group of townhouses and a high rise apartment building, property used for multi-family use remains at less than 1%.
- Growth in single family dwellings from 50% to 61% of the land use did not take place in any concentrated area. New housing has been scattered throughout the Borough.
- In the 1967 Plan, property condition was graded by the consultant using New, Good, Fair, Fair to Poor and Poor. At that time 31% of the structures were considered Fair to Poor or Poor.
- Without accurate and complete records of building permits it is difficult to determine what happened to the structures that were considered poor or very poor. Recent records that are available indicate that thirteen (13) single family dwellings have been razed.
- Though almost 37% of the housing in the Borough is sixty (60) years old or older, only 26% of the respondents to the Citizen Survey believe that the condition of the properties in their neighborhood is declining.
- The 1967 Plan stated that the heaviest concentration of commercial use occurred in the area between the two railroad crossings on Main Street.
- In the 1990's the commercial focus shifted from Main Street to the area around the interchange.
- Between 1990 and 1998, the cumulative value of building permits for Main Street was \$1.9 Million. In the same time period \$6.6 million was spent on construction along Wilson Road near the interchange.

CITIZEN SURVEY FINDINGS AND CONCLUSIONS

The following summarizes highlights of the responses to the questionnaire. A complete tally of survey responses, including written comments offered by respondents, appears at the end of the Citizen Survey section.

- Approximately sixteen hundred (1,600) surveys were mailed and one hundred and fifty six were completed and returned. This represents almost a 10% return of the questionnaires.
- 81% of the respondents have lived in the Borough for twenty (20) years or more.
- 55% of the respondents were 65 years old or older. In 1990, only 24.1% of the population was over 65 and an additional 10.5% was between 55 and 65 years old, so the Borough's elderly population is over-represented by the respondents.

- Respondents from single person households represented 37.5% of the total responses and 39% of the responses were from household with two individuals. Single person households made up 31.6% of all households in 1990, therefore, single person households are also over represented.
- Question number 5 asked for a ranking of the reasons for selecting and staying in Bentleyville. "Lifelong resident" scored the highest number of points for both selecting and staying in Bentleyville.
- "To be near friends and family" ranked second as the reason for both selecting and staying in the Borough.
- Only 26% of the respondents believe that the condition of their neighborhood is declining while the remainder believe the condition of their neighborhood is unchanged or improving.
- The second highest number of points used to rank the type of housing most needed in the Borough went to "assisted living for the elderly". 67% of the respondents felt that provisions should be put into the Zoning Ordinance to accommodate life care communities.
- The business most often cited as a needed business was a sit down family restaurant.
- The business most often cited as the second most needed was retail business, particularly discount department stores.
- "Word of mouth" is the most widely used method for receiving information regarding the Borough.
- Almost one-half (1/2) of the respondents did not have an opinion on desirable lot sizes for new single family construction. This may result from unfamiliarity with zoning concepts of lot area.
- Of those who responded to the question about desirable lot sizes for new single family development, the majority (25%) preferred lots measuring 100'x200'.
- There were sixty (60) responses to an open ended question regarding any changes that the respondent would like to see in the future development of the Borough. No single idea was repeated more than six (6) times. Improving code enforcement, controlling mobile homes and encouraging development each represented 10% of the ideas.

- 18% of the respondents suggest improvements to the police department, including more personnel and improved enforcement.
- There are two topics that respondents felt are “key issues” in the future of the Borough. The first was property maintenance and code enforcement. The second is the attraction and retention of young educated professional families.

TRANSPORTATION FINDINGS AND CONCLUSIONS

- Ninety-one (91) of the one hundred and seventy (170) reportable accidents between January 1995 and December 1999 involved Main Street.
- Thirty (30) of the reportable accidents between January 1995 and December 1999 involved Wilson Road.
- Improvements to the train crossings are anticipated in the spring 2001.
- The train does and will continue to operate on an “as needed” schedule and not on a regular schedule. The fire department will continue to be land locked on Main Street during times that the train crosses Main Street.
- The PennDOT improvements to Wilson Road north of Route 70 will take place in late 2000 or early 2001.
- The Borough should authorize a traffic study of Wilson Road at the Interchange area and work with PennDOT for improvements.
- The available traffic volumes are not adequate to establish any trends indicating the need for a current study of conditions.
- Additional sidewalks are needed to establish a network that connects important places in the Borough.
- Existing ordinances should be enforced to improve conditions of existing sidewalks and enhance public safety.
- Community Development Block Grant funds should be secured to install handicapped accessible sidewalk ramps at intersections with sidewalks.
- Sidewalk installation, improvement and accessible ramps should be phased over a ten (10) year period.
- Off-street parking has improved traffic flow on Main Street.

- Amendments to the Zoning Ordinance are needed to require paving and design of off-street parking facilities.

TRANSPORTATION GOALS AND OBJECTIVES

Based on the Findings and Conclusions for transportation and the analysis of current and future development, the following goals and objectives are proposed.

GOAL: Minimize congestion on Wilson Road.

Objectives: Retain the services of a traffic engineer to establish traffic volumes study and make recommendations for the improvement of Wilson Road. Have that engineer approach PennDOT with recommended improvements and have the engineer pursue with PennDOT the completion of those improvements.

GOAL: Create a safer, more complete network of sidewalks.

Objective: Enforce current sidewalk maintenance regulations to make sidewalks safer.

Require the installation of sidewalks in high traffic areas and complete the sidewalk network to areas of the Borough where pedestrians access is most needed like shopping on Wilson Road and the Parks.

Complete the sidewalk network to all populated parts of the Borough.

Community Development Block Grant funds should be secured to install handicapped accessible sidewalk ramps at intersections with sidewalks.

Sidewalk installation, improvement and accessible ramps should be phased over a ten (10) year period.

GOAL: Encourage off street parking for vehicles in the commercial and residential districts.

Objectives: Implement zoning regulations that require commercial land uses to accommodate adequate off-street parking for employees and patrons.

Investigate the feasibility of requiring residential properties to provide paved off-street parking to control vehicles parked on the street and eliminate parking in the grass area of yards.

Enforce existing regulations to eliminate junk cars from being parked on residential properties.

LAND USE FINDINGS AND CONCLUSIONS

- Many existing land uses do not coincide with the current zoning map or are not harmonious with surrounding uses.
- No Conditional Uses exist the current Zoning Ordinance. The Special Exception uses in the ordinance require the review of an inexperienced and under staffed Zoning Hearing Board.
- Uses in the I-1 Industrial and B-2 Commercial Districts on Wilson Road should be combined to create one zoning district that provides managed growth in that area.
- The B-1 District that includes most of Main Street functions well.
- Residents on Gibson Road experience disruption from commercial traffic accessing commercial property on that road.
- One property on Oliver Street has been singled out and zoned commercial. This zoning is not harmonious with adjacent residential uses.
- The former school building on Washington Avenue provides a multi-family development opportunity.

LAND USE GOALS AND OBJECTIVES

Based on the Findings and Conclusions of future land use and the analysis of existing land use, the following goals and objectives are proposed.

GOAL: Create a new zoning district to accommodate the current land uses and desired future land uses in the interchange area.

Objectives: Create a new Interchange Development District (IDD) on both sides of Wilson Road from Main Street to Interstate 70.

Authorize most of the permitted uses in B-2 and uses by Special Exception in the I Districts as permitted uses in the new IDD.

Review and amend as needed the current off-street parking requirements for the commercial uses and industrial uses in the proposed IDD.

GOAL: Reduce the impact of commercial traffic on residential properties on Gibson Road.

Objectives: Rezone the property east of the residential properties on Gibson Road to R-1 residential district.

In the event that an alternative route to these properties is achieved and traffic no longer would pass directly in front of the residential properties consider changing the zoning to IDD and R-2.

GOAL: Discourage land uses that are not harmonious with neighboring land uses and accommodate land uses that do not currently comply with zoning regulations.

Objective: Eliminate the spot zoning on Oliver Street and zone the entire street residential.

GOAL: Manage future growth in the Borough.

Objective: evaluate zoning scheme to determine whether it promotes growth management

Evaluate area and bulk regulations and development densities to accomplish growth management

Evaluate permitted uses in various zoning districts and eliminate any conflicts and create harmony in all districts

Develop zoning regulations to address development in areas with steep slopes and flood plains.

DEMOGRAPHIC DATA REVIEW AND ANALYSIS

TABLE I
BENTLEYVILLE REGION
COMPARATIVE POPULATION GROWTH, 1960 - 1990

	1960	1970	1980	1990
Bentleyville Borough	3,160	2,714 (-446) (-14.0%)	2,525 (-189) (-6.9%)	2,673 (+148) (+5.8%)
Ellsworth Borough	1,456	1,268 (-188) (-12.9%)	1,228 (-40) (-3.2%)	1,048 (-180) (-14.6%)
Fallowfield Township	5,350	5,454 (+104) (+1.9%)	5,439 (-15) (-0.3%)	4,972 (-467) (-8.6%)
Somerset Township	2,282	2,293 (+11) (+0.5%)	3,150 (+857) (+37.4%)	2,947 (-203) (-6.4%)
West Pike Run Township	2,442	1,972 (-470) (-19.2%)	2,034 (+62) (+3.1%)	1,818 (-216) (-10.6%)
Washington County	217,271	210,876 (-6,395) (-2.9%)	217,074 (+6,198) (+2.9%)	204,584 (-12,490) (-5.8%)
SOURCE: U.S. Bureau of Census, Decennial Censuses, 1960-1990, PA State Data Center.				

While Bentleyville Borough lost population between 1960 and 1980, the Borough gained 148 residents, an increase of 6%, between 1980 and 1990. Adjacent Ellsworth Borough lost population in all three decades and its percentage loss between 1980 and 1990 exceeded the percentage loss for all of Washington County (15% versus 6%). Somerset and West Pike Run Township followed the County trend: losses between 1960 - 1970 and 1980 - 1990 with gains between 1970 and 1980. Fallowfield experienced a slight gain from 1960-1970 and then had losses between 1970-1980 and 1980-1990.

**TABLE II
BENTLEYVILLE REGION
COMPARATIVE POPULATION DENSITIES, 1990**

Washington County	238.7 persons per sq. mile	857.1 sq. miles
City of Washington	5,470.3 persons per sq. mile	2.9 sq. miles
Bentleyville Borough	722.4 persons per sq. mile	3.7 sq. miles
Ellsworth Borough	1,497.1 persons per sq. mile	0.7 sq. miles
Fallowfield Township	233.4 persons per sq. mile	21.3 sq. miles
Somerset Township	91.8 persons per sq. mile	32.1 sq. miles
West Pike Run Township	111.5 persons per sq. mile	16.3 sq. miles
SOURCE: Table 15, 1990 Census Summary of Population and Housing Characteristics, PA, 1990-CPH-1-40.		

Somerset Township and West Pike Run Township have the lowest population densities in the Bentleyville Region. Fallowfield Township's population density parallels the average density for all of Washington County.

Population density in Bentleyville Borough is three (3) times the average for all of Washington County; however, Bentleyville's density is only half ($\frac{1}{2}$) that of neighboring Ellsworth Borough. Unlike Bentleyville, Ellsworth is fully developed while Bentleyville has significant undeveloped areas where future population growth can be accommodated. Bentleyville Borough has five (5) times the area of Ellsworth Borough.

TABLE III
BENTLEYVILLE BOROUGH
COMPARATIVE POPULATION CHARACTERISTICS, 1980 - 1990

	1980	1990
Total Population	2,525	2,673
Percent Female	50.7%	52.8%
Percent Nonwhite	1.8%	2.1%
Households	978	1,143
Persons per Household	2.58	2.31
Single Person Households	N.A.	362
% of all Households	N.A.	31.6%
Elderly Single Person Households	N.A.	222
% of all Households	N.A.	19.4%
Families	752	759
Persons per Family	N.A.	2.91
% Families		
With own Children Under 18	41%	44%
Married Couples	637	569
With own Children Under 18	(42%)	(38%)
Female Headed Households	61	155
With Own Children Under 18	(48%)	(66%)
Percent Foreign Born	5.1%	2.3%
Percent Born in Pennsylvania	90.7%	91.0%
Percent Lived in Different House 5 yrs. prior to Census	31.8%	31.2%
SOURCE: 1980 and 1990 Censuses of General Social and Economic Characteristics, PC-80-1-C40 and CP-1-40 and 1980 Census Tracts, Pittsburgh, PA, PHC80-2-286.		

The percent of females and non-white persons in the Borough's population has remained fairly constant between 1980 and 1990.

There has been growth in the total number of households since 1980, however, the average size of a household has declined from 2.58 persons to 2.31 persons per household. This reflects regional trends towards declining birth rates, delayed family formation, increasing

elderly population and increases in the number of single persons and female-headed households.

In 1990, single person households represent 32% of all households, while elderly single person households comprise 19% of all households. Married couples with children under 18 have declined, while female single parents with children have increased.

The percentage of the population who are foreign-born declined between 1980 and 1990. Native Pennsylvanians residing in the Borough have remained constant at 91%. Those who moved into their Borough residence from a different house in the five (5) years prior to the Census remained at 31% - 32% in 1980 and 1990. This indicates a stable resident population in the Borough.

**TABLE IV
BENTLEYVILLE BOROUGH
AGE DISTRIBUTION, 1990**

	PERSONS	PERCENT OF TOTAL
Total Population	2,673	100.0%
Under 5	160	6.0%
16 Years and over	2,125	79.5%
18-20 Years	93	3.5%
21-24 Years	121	4.5%
25-44 Years	702	26.3%
45-54 Years	217	8.1%
55-59 Years	108	4.0%
60-64 Years	175	6.5%
65 Years and over	645	24.1%
75 Years and over	222	8.3%
85 Years and over	44	1.6%
Median	38.8 Years	
Under 18	22.9%	
65+ Years	24.1%	
SOURCE: U.S. Bureau of Census, 1990 Summary Population and Housing Characteristics, CPH-1-40, Table 2.		

In 1990, the median age of the Borough's population was 38.8 years. The median age for the entire Washington County population was 37.4 years. The percentage of the Borough's population under 18 years old was 22.9%. This compares with the County-wide percentage of 22.5%. The Borough's elderly population comprised 24.1% of the total population which compares to 17.5% of the total population of the County.

The largest single segment of the population in 1990 is aged 25-44 years. This is the segment of the population which is establishing new families, buying their first home and enjoying increases in household income with increasing work experience and advancement.

TABLE V ELLSWORTH - BENTLEYVILLE TRENDS IN AGE DISTRIBUTION, 1980 - 1990				
	Ellsworth/Bentleyville Census Tract		Bentleyville Borough	
	1980	1990	1980	1990
Total Population	3,753	3,713	2,525	2,673
Under 5	6.4%	5.6%	N.A.	6.0%
Under 18 Years	22.9%	22.0%	23.2%	22.9%
18-24 Years	N.A.	N.A.	N.A.	8.0%
25-44 Years	23.1%	23.2%	N.A.	26.3%
45-54 Years	10.5%	5.3%	N.A.	8.1%
55-64 Years	17.5%	15.8%	N.A.	10.5%
65 Years or Older	15.7%	9.2%	15.5%	24.1%
Median Age	37.7 years	39.8 years	N.A.	38.8 yrs.
SOURCE: 1980 Census of General Social and Economic Characteristics; PC80-1-C40, and 1990 Census of Population and Housing Characteristics for Census Tracts, CPH-3-262B.				
* Includes Ellsworth Borough, data from Census Tract 7640.				

Complete age distribution data for the Borough is not available from the 1980 Census; however, comparative data is available for the Census Tract which includes both Bentleyville and Ellsworth Boroughs. The significant increase in Bentleyville's population is in the elderly population which grew from 15.5% of the total population in 1980 to 24.1% of the total population in 1990.

Population under 18 and aged 24-44 years has remained stable in the Bentleyville-Ellsworth Census Tract. There have been losses in the percentages in each age category over 45; however, the median age has increased. Most likely, this increase in median age is the result of the growth in elderly population in Bentleyville, the larger of the two Boroughs.

TABLE VI
BENTLEYVILLE BOROUGH
EDUCATION, EMPLOYMENT AND INCOME, 1980 - 1990

	1980	1990
Percent High School Grads	57.1%	65.3%
Percent College + Grads	5.8%	7.3%
Persons 16+ Years Old	2,015	2,124
Percent in Labor Force	48.2%	44.3%
Females in Labor Force	27.0%	32.9%
Females with Children Under 6 in Labor Force	N.A.	43.5%
Percent Unemployment	11.1%	11.8%
Journey to Work: Carpool	13%	10%
Public Transportation	<1%	<1%
Per Capita Income	\$ 6,819	\$ 9,632
Median Household Income	\$13,896	\$18,080
Median Family Income	\$19,828	\$23,902
Persons Below Poverty Level	395	558
Percent of All Persons	15.7%	21.1%
Families Below Poverty Level	92	139
Percent of All Families	12.2%	18.4%
SOURCE: 1980 and 1990 Censuses of General Social and Economic Characteristics, PC-80-1-C40 and CP-1-40 and 1980 Census Tracts, Pittsburgh, PA, PHC-80-2-286.		

Because income data are not adjusted for inflation, the relationship between the municipal incomes and the County data are presented for comparison.

TABLE VII
MEDIAN COMPARISON TABLE

	WASHINGTON COUNTY	BENTLEYVILL E BOROUGH	FALLOWFIELD TOWNSHIP
1980 Per Capita Income	\$7,070	96%	106%
1980 Median Household Income	\$17,664	78%	110%
1980 Median Family Income	\$12,744	96%	102%
1990 Per Capita Income	\$12,744	76%	94%
1990 Median Household Income	\$25,469	71%	115%
1990 Median Family Income	\$31,239	77%	103%

Bentleyville Borough lagged behind the County medians in 1980, but the income gap between the Borough and the County widened in 1990. By comparison, neighboring Fallowfield Township exceeded the County medians in 1980 and 1990, except for per capita income in 1990. The widening gap in the Borough is explained by the increased percentages of persons and families below the poverty level in 1990.

The low percentage of college graduates, the low percentage of participation of all persons and females in the labor force and the high rate of unemployment contribute to the relatively lower incomes of Borough residents.

TABLE VIII BENTLEYVILLE BOROUGH CLASSES OF WORKERS, 1980-1990				
	1980		1990	
All Employed Persons	863	100%	1,176*	
Private Wage & Salary	746	86%	961	82%
Federal Government	18	2%	67	6%
State Government	-	-	-	-
Local Government	56	7%	61	5%
Self-Employed	36	4%	77	7%
Unpaid Family Workers	7	1%	-	-
SOURCE: Table 200, 1980 and 1990 Social and Economic Characteristics, PA, PC80-1-C40 and CP-2-40.				
* Includes data for Ellsworth Borough, data from Census Tract 7640.				

The data regarding class of workers is not available for Bentleyville Borough alone for 1990. The 1980 data indicates most Borough residents are private wage and salary workers. About 10% of all workers in Bentleyville and the Ellsworth-Bentleyville Census Tract are employed by government in 1980 and 1990. Less than 10% are self-employed.

TABLE IX
BENTLEYVILLE / ELLSWORTH
PLACE OF EMPLOYMENT, 1980-1990

	1980		1990	
All Workers	1,263	100%	1,139	100%
Pittsburgh	25	2%	34	3%
West Mifflin	N.A.	-	11	1%
Remainder Allegheny County	87	7%	74	6%
Westmoreland County	75	6%	42	4%
City of Washington	143	11%	148	13%
Charleroi	N.A.	-	70	6%
Remainder Washington County	800	63%	691	61%
Fayette County	44	3%	31	3%
Outside Pittsburgh SMSA	86	7%	38	3%
SOURCE: 1980 and 1990 Censuses of Population and Housing Characteristics for Census Tracts, Pittsburgh SMSA 1990 CPH-3-262B and PCH 80-2-286.				

Between 11% and 13% of Ellsworth-Bentleyville residents worked in the City of Washington in 1980 and 1990. An additional 61% - 69% worked elsewhere in Washington County. Only about 10% work in the City of Pittsburgh or elsewhere in Allegheny County. Between 7% and 9% work in the adjoining Counties of Fayette and Westmoreland. The percentage of Ellsworth-Bentleyville residents working outside the Pittsburgh metropolitan region declined from 7% in 1980 to 3% in 1990.

TABLE X
BENTLEYVILLE BOROUGH
OCCUPATIONS OF EMPLOYED RESIDENTS, 1980 - 1990

	1980		1990	
EMPLOYED PERSONS	863	100%	1,176 *	100%
Managerial, Professional	83	10%	191	16%
Technical, Sales, Clerical	195	22%	283	24%
Service	123	14%	227	19%
Precision Production, Craft, Repair	258	30%	189	16%
Operators, Fabricators, Laborers	204	24%	259	22%
Farming	-	-	27	2%
EMPLOYED FEMALES	261	100%	N.A.	-
Managerial, Professional	31	12%	N.A.	-
Technical, Sales, Clerical	117	45%	N.A.	-
Service	72	27%	N.A.	-
Precision Production, Craft, Repair	-	-	N.A.	-
Operators, Fabricators, Laborers	41	16%	N.A.	-
Farming	-	-	N.A.	-
SOURCE: 1980 Census of General Social and Economic Characteristics; PC80-1-C40, and 1990 Census of Population and Housing Characteristics for Census Tracts, CPH-3-262B.				
* Includes Ellsworth Borough, data from Census Tract 7640.				

Data for Bentleyville Borough alone is not available for 1990 and data for female occupations for the Ellsworth - Bentleyville Census Tract is not available for 1990. The percentage of female employment in technical, sales and clerical occupations is twice that for all employed residents of the Borough. In both Boroughs, technical, sales and clerical occupations have increased in importance while precision production, craft and repair occupations have declined. The decline in the precision production, craft and repair occupations parallels the decline in mining and manufacturing as sources of employment shown in Table X on the following page. While farming did not exist in the Borough in 1980, a small percentage of residents were employed in farming in 1990.

TABLE XI
BENTLEYVILLE BOROUGH
INDUSTRY OF EMPLOYED RESIDENTS, 1980 - 1990

	1980		1990	
EMPLOYED PERSONS	863	100%	830	100%
Agriculture	8	1%	31	4%
Mining	237	27%	52	6%
Construction	40	5%	47	6%
Manufacturing	184	21%	141	17%
Transportation	31	4%	54	7%
Communications, Utilities	31	4%	37	4%
Wholesale Trade	38	4%	36	4%
Retail Trade	126	15%	168	20%
Finance, Insurance, Real Estate	7	1%	27	3%
Business & Repair Services	5	<1%	34	4%
Personal, Entertainment Services	61	7%	31	4%
Health Services	33	3%	64	8%
Education Services	62	7%	72	9%
Other Professional Services	-	-	27	3%
Public Administration	-	-	9	1%
SOURCE: 1980 Census of General Social and Economic Characteristics; PC80-1-C40, and 1990 Census of Population and Housing Characteristics for Census Tracts, CPH-3-262B.				

There has been a slight increase in the employment of Borough residents in agriculture between 1980 and 1990. A significant decline in the percentage of Borough residents employed in mining and a slight decline in the percentage employed in manufacturing between 1980 and 1990 are balanced by significant increases in employment in services industries (particularly health and education services) and retail trade, and modest increases in construction, transportation, business and repair services and finance, insurance and real estate. Percentages employed in wholesale trade and communications and utilities have remained constant.

TABLE XII BENTLEYVILLE REGION COMPARATIVE GROWTH IN HOUSING STOCK, 1980 - 1990		
	1980	1990
Bentleyville Borough	1,050	1,269 (+219) (+21%)
Ellsworth Borough	486	493 (+7) (+2%)
Fallowfield Township	1,948	1,927 (-21) (-1%)
Somerset Township	1,137	1,135 (-2) (-0.1%)
West Pike Run Township	757	749 (-8) (-1%)
Washington County	81,098	84,113 (+3,015) (+4%)
SOURCE: U.S. Bureau of Census, 1980-1990 Censuses of Population and Housing.		

Between 1980 and 1990, population in Bentleyville increased by only 6% while the housing stock grew by 21%. This difference can be explained by the decline in household size between 1980 and 1990. That is, if fewer people occupy each housing unit, more 1990 housing units are needed to house the same number of people as were housed in 1980 and, on average, the new residents in 1990 occupy more housing units than they would have in 1980.

The percentage growth in housing units in the Borough exceeded the average rate of housing growth in all of Washington County and neighboring Ellsworth Borough. The three surrounding Townships each lost housing units between 1980 and 1990, however the percentage loss was 1% or less.

**TABLE XIII
BENTLEYVILLE BOROUGH
TYPE OF HOUSING UNITS, 1980 - 1990**

	Ellsworth Bentleyville Census Tract				Bentleyville	
	1980		1990		1990	
All Housing Units	1,536	100%	1,761	100%	1,269	100%
1 unit detached	N.A.	N.A.	1,083	61%	857	67%
1 unit attached			189	11%	25	2%
1 unit attached & detached	1,230	80%	1,272	72%	882	69%
2 units	95	6%	44	2%	37	3%
3 - 4 units	70	5%	44	2%	27	2%
5 - 9 units	32	2%	49	3%	45	4%
10 - 49 units	19	1%	106	6%	75	6%
50 or more units	-	-	85	5%	85	7%
Mobile Homes	90	6%	134	8%	92	7%
Other			27	2%	26	2%
SOURCE: 1990 Census of Population and Housing Characteristics and 1980 and 1990 Census Tracts for Pittsburgh SMSA.						

Data for Bentleyville alone is not available for 1980. Data for the Ellsworth-Bentleyville Census Tract is presented for both 1980 and 1990 for comparison. In 1990, 69% of the Borough's housing units are single family; only 2% of the single family dwellings are attached units. Three percent (3%) of the Borough's units are duplexes. Another 2% of the Borough's housing units are in 3-4 unit buildings and 4% are in 5-9 unit buildings. Six percent (6%) of the units are in mid-sized multifamily units containing 10-49 units and 7% of the units are in large multifamily buildings containing 50 or more units. An additional 7% of the Borough's housing stock is mobile homes.

The Ellsworth-Bentleyville Census Tract has a higher percentage of single family attached and detached units, owing to more single family attached units in Ellsworth. There has been a shift between 1980 and 1990 from smaller multifamily buildings to larger multifamily buildings, owing to the growth of larger multifamily buildings in Bentleyville. The percentage of mobile homes has remained stable between 1980 and 1990.

**TABLE XIV
BENTLEYVILLE REGION
COMPARATIVE HOUSING VALUES, 1990**

	Bentleyville	Ellsworth	Fallowfield	Somerset	West Pike Run	Washington County
Owner Occupied Units	636	363	1,927	508	690	59,368
Less than \$50,000	67.5%	75.5%	48.6%	32.7%	41.2%	45.6%
\$50,000 - \$99,999	31.4%	24.0%	47.6%	60.2%	56.2%	42.0%
\$100,000 - \$149,999	1.0%	< 1%	3.3%	5.5%	2.4%	7.7%
\$150,000 - \$199,999	-	-	0.3%	1.6%	-	2.6%
\$200,000 - \$299,999	< 1%	-	0.2%	-	-	1.5%
\$300,000 or more	< 1%	-	-	-	0.2%	0.6%
Median Value	\$39,300	\$25,700	\$50,700	\$59,200	\$36,200	\$53,600
SOURCE: 1990 Census Tape File 1-A and Census of General Housing Characteristics, 1990 CH-1-40.						

Ellsworth has the lowest median value of owner occupied housing among the five communities adjoining Bentleyville Borough. Ellsworth's median value is less than half the County-wide median value. Ellsworth's low median value results from the fact that 75% of its units are valued under \$50,000.

West Pike Run has the second lowest median value of housing resulting from 97% of its housing being valued at less than \$100,000. Bentleyville has a slightly higher median value of housing than West Pike Run, but has a higher percentage of housing valued under \$50,000. The County-wide median is about 1.5 times the median value of housing in Bentleyville and West Pike Run.

Fallowfield and Somerset have median values generally comparable to the County-wide median. These Township's higher medians result from higher percentages of units valued at \$50,000-\$99,000 and \$100,000-\$149,000.

TABLE XV
BENTLEYVILLE BOROUGH
MEDIAN VALUE OWNER OCCUPIED HOUSING, 1990

All Owner Occupied Units	636	100.0%
<\$20,000	81	12.7%
\$20,000 - \$29,999	104	16.4%
\$30,000 - \$39,999	142	22.3%
\$40,000 - \$49,999	102	16.0%
\$50,000 - \$59,999	91	14.3%
\$60,000 - \$69,999	57	8.9%
\$70,000 - \$79,999	30	4.7%
\$80,000 - \$89,999	16	2.5%
\$90,000 - \$99,999	6	1.0%
\$100,000 - \$124,999	5	1.0%
\$125,000 - \$149,999	1	0.1%
\$150,000 - \$174,999	-	-
\$175,000 - \$199,999	-	-
\$200,000 - \$149,999	-	-
\$250,000 - \$299,999	1	0.1%
\$300,000 - \$399,999	-	-
\$400,000 - \$499,999	-	-
\$500,000 and over	-	-

SOURCE: 1990 Census, General Housing Characteristics, PA, 1990 CH-1-40.

In 1990, only 1.2% of all owner-occupied housing units in the Borough were valued at \$100,000 or more. About 8% of the owner occupied units were valued between \$70,000 and \$99,999. An additional 8.9% were valued between \$60,000 and \$69,999. Fourteen percent (14%) were valued between \$50,000 and \$59,999.

Sixty-seven percent (67%) of all owner-occupied housing in the Borough is valued at less than \$50,000. The majority of these units are valued between \$30,000 and \$39,999. Twenty-nine percent (29%) of all owner occupied units are valued at less than \$30,000.

TABLE XVI BENTLEYVILLE BOROUGH TENURE AND AGE OF HOUSING, 1990		
ALL HOUSING UNITS	1,269	100%
Units built 1980 - 1990	19.5%	
Units built before 1940	36.6%	
OWNER OCCUPIED UNITS	770	61%
Owner moved in 1989 - 1990	5.5%	
Owner moved in before 1940	57.5%	
RENTER OCCUPIED UNITS	373	29%
Renter moved in 1980 - 1990	35.4%	
Renter moved in before 1970	4.8%	
VACANT UNITS	126	10%
SOURCE: 1990 Census, Summary of Social, Economic and Housing Characteristics, PA, 1990 CPH-5-40.		

Twenty percent (20%) of all housing units in the Borough were built between 1980 and 1990; however, 37% of the Borough's housing units were built before 1940 which means that these units are sixty (60) or more years old. The age of this portion of the housing stock presents a challenge for rehabilitation and continued maintenance.

Owner-occupied units represent sixty-one percent (61%) of the housing stock. The majority (57.5%) of these owners are long-time residents, having occupied their units for sixty (60) years or more. Recent owners who moved into their units in the year prior to the Census (1989-1990) represent 5.5% of all homeowners.

Renter occupied units represent twenty-nine percent (29%) of all housing units and ten percent (10%) of all units were vacant in 1990. Renters are customarily more transient than homeowners and the data reflect this. In 1990, 35.4% of all renters had moved into their units in the year before the Census (1989-1990) and only 4.8% have lived in their

Between January 1990 and December 1998 thirty-seven (37) new single family dwellings were built while thirteen (13) were razed. The net change in that time period was an increase of twenty-four (24) new dwelling units. The average estimated value of these dwellings was \$38,142.

TABLE XVII BENTLEYVILLE BOROUGH BUILDING PERMITS FOR NEW DWELLINGS AND RAZED DWELLINGS				
YEAR	SINGLE FAMILY	TOTAL VALUE	RAZED UNITS	NET CHANGE
1990	3	\$79,995	0	3
1991	2	\$109,185	0	2
1992	2	\$148,000	0	2
1993	6	\$155,100	0	6
1994	6	\$237,000	0	6
1995	4	\$48,497	2	2
1996	2	\$108,000	3	-1
1997	5	\$215,500	4	1
1998	7	\$310,000	4	3
Totals	37	\$1,411,277	13	24
Average new single family dwelling value \$38,142				
SOURCE: Bentleyville Borough Building Permit Records				

Eighteen (18) new commercial buildings were built between January 1990 and December 1998. The value of new commercial buildings and renovations of existing commercial buildings was \$5.3 million dollars. \$4.7 Million Dollars of the total value of new buildings and renovations was invested on Wilson Road. The area at the interchange of Interstate 70 is the area of greatest investment in the Borough.

TABLE XVIII BENTLEYVILLE BOROUGH BUILDING PERMITS FOR NEW COMMERCIAL CONSTRUCTION AND COMMERCIAL RENOVATIONS				
YEAR	NEW CONST.	VALUE	RENOVATIONS	VALUE
1990	3	\$440,000	7	\$58,283
1991	1	\$80,000	3	\$86,270
1992	1	\$80,000	6	\$32,705
1993	1	\$20,000	3	\$3,075
1994	0	0	4	\$4,350
1995	4	\$3,171,000	21	\$209,495
1996	3	\$430,000	11	\$133,860
1997	3	\$581,000	5	\$75,200
1998	2	\$580,000	8	\$5,250
Totals	18	\$5,302,080	68	\$608,488
Annual Average	2.25	\$598,000	7.5	\$67,610
Source: Bentleyville Borough Building Permit Records				

The Borough averages slightly less than forty (40) building permits a year. In 1995 the Borough issued the largest number of permits with fifty-six (56) however, the largest dollar value of investment was in 1996 with over \$7.8 million dollars in building permit value. The average investment in buildings is just less than \$2 million dollars a year.

TABLE XIX BENTLEYVILLE BOROUGH COMBINED VALUE OF COMMERCIAL AND RESIDENTIAL PERMITS		
YEAR	NUMBER OF PERMITS	TOTAL VALUE
1990	40	\$718,898
1991	37	\$485,074
1992	33	\$395,969
1993	37	\$560,268
1994	37	\$732,645
1995	56	\$3,514,864
1996	35	\$7,821,123
1997	47	\$2,776,918
1998	34	\$951,125
9 Years	Total Permits 356	Grand Total \$17,956,884
Annual Average	39.5	\$1,995,209
Source: Bentleyville Borough Building Permit Records		

A complete list of building permits is included in Appendix "A"

Population Estimates

The 1990 population for the Borough was 2,673 persons. The net gain in dwelling units, considering units constructed and units raised, between 1990 and 1998, according to Borough building permits was 24 units. The 1990 Census indicates that the average household size in the Borough is 2.31 persons. Multiplying 2.31 persons by the 24 dwelling units created between 1990 and 1998, the estimated 1998 population of the Borough is 2,729 persons. This represents an estimated 2% increase in the population from 1990 to 1998.

The average rate of construction of new dwelling units and the rate of demolition of dwellings produces a net increase in dwelling units of 2.6 units per year. Applying this average rate of construction to the next twelve (12) years, the number of dwelling units would increase by 32 units. Using the average household size of 2.31 persons, the estimated population in the year 2010 in the Borough would be 2,803 persons.

Findings and Conclusions

The following findings and conclusions from the demographic data are relevant to the plan recommendations:

- The Bentleyville population has declined by 15.5% between 1960 and 1990.
- Bentleyville is the only community on the Bentleyville Region Comparative Population Growth Table (Table I) that shows an increase in population in 1990.

- Population density in Bentleyville Borough is three (3) times the average for all of Washington County; however, Bentleyville's density is one half (1/2) that of neighboring Ellsworth Borough.
- The significant increase in Bentleyville's population is in the elderly population that grew from 15.5% of the total population in 1980 to 24.1% of the total population in 1990.
- The percentage of high school and college graduates was up slightly between 1980 and 1990.
- Bentleyville Borough lagged behind the County medians (per capita, household and family income) in 1980 and the gap widened in 1990.
- 80% of the Ellsworth/Bentleyville work force is employed in Washington County.
- Table IX, Bentleyville Borough Occupations of Employed Residents, shows a six (6) percent increase in the persons employed in the managerial/professional category.
- In 1980 48% of the work force was employed in the mining and manufacturing fields. In 1990 only 23% of the work force was employed in these fields. In 1990 there was an increase in the number of residents employed in almost every other industry. Unemployment increases less than 1% in the same time period.
- The growth in housing stock between 1980 and 1990 in Bentleyville far exceeded the growth in the communities used as comparison in the region, as well as the growth in Washington County.
- In 1990 67% of the housing in Bentleyville was single family detached housing, 7% of the housing was in buildings with 50 or more units and 7% of the housing was categorized as mobile homes.
- The median value of owner occupied housing in Bentleyville exceeds that of Ellsworth and West Pike Run and is less than that of Fallowfield and Somerset.
- In 1990 67% of the owner occupied housing in Bentleyville was valued at less than \$50,000.
- In 1990 owner-occupied units represent sixty-one percent (61%) of the housing stock. The majority (57.5%) of these owners are long-time residents, having occupied their units for sixty (60) years or more.

FISCAL DATA REVIEW AND ANALYSIS

Revenue

In Boroughs, tax levies on real estate and occupations for general purposes are limited to thirty (30) mills. These two (2) sources of tax income have made up between 87% and 89% of the total revenue for the Borough between 1992 and 1998.

The Borough of Bentleyville levies the following taxes:

Real Estate Taxes:	24 Mills
Occupation Tax:	20 Mills
Per Capita Tax:	\$5.00
Real Estate Transfer Tax:	.5%
Earned Income Tax:	.5%
Occupational Privilege Tax:	\$5.00
Mechanical Devices Tax:	\$125 Per Device/\$100 Music Device
Public Utility Tax:	Ratio of assessed value to actual value 25%

Additional sources of revenue include licenses and permits, fines, interest, public utility realty tax, motor vehicle fuel tax, alcoholic beverage tax, and other state shared revenues.

The liquid fuels tax increased 24.2% between 1992 and 1999 increasing the dollar amount from \$41,868 to \$55,232.

Tax revenues collected between 1992 and 1999 have grown overall by 12.75%. The real estate tax revenue increased 37% in 1994 due to an aggressive collection effort. In 1998 there was a 9% loss in collected real estate tax revenue because of a less aggressive approach in the collection system.

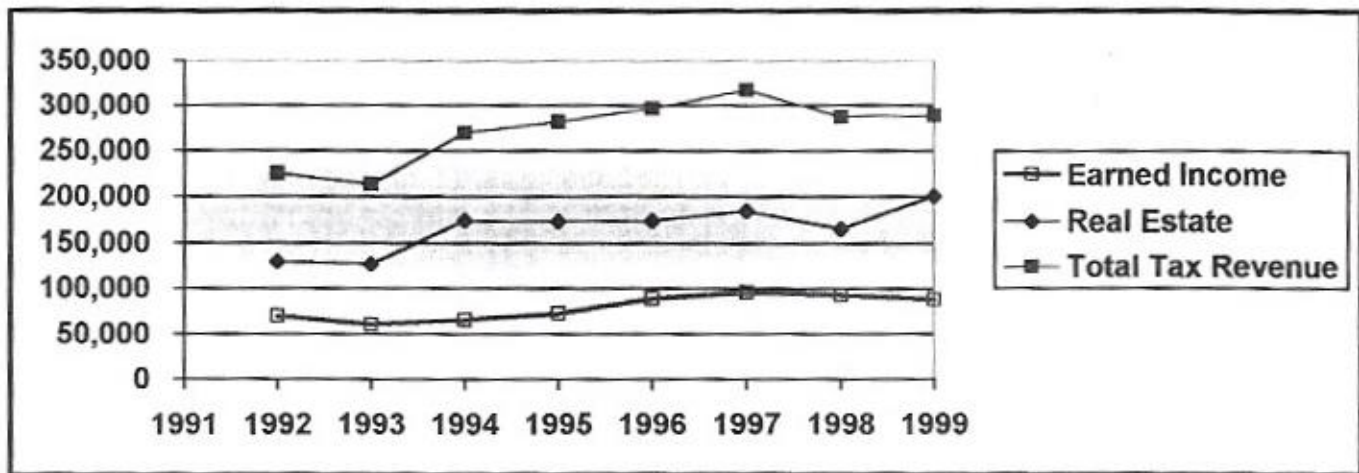
In 1999, the real estate tax revenue collected recovered, but, at the same time, there was a sharp decrease in the earned income tax collected resulting in a less than 1% overall increase in revenue.

TABLE XX
REVENUE COMPARISON CHART 1992-1998

Year	Earned Income	Real Estate	Total Tax	% Change
1992	\$70,282	\$129,172	\$225,987	
1993	\$61,456	\$126,821	\$214,279	- 5%
1994	\$66,188	\$174,211	\$270,374	+ 26%
1995	\$73,397	\$173,793	\$282,202	+ 4%
1996	\$89,383	\$174,312	\$297,433	+ 9%
1997	\$96,319	\$185,085	\$317,915	+ 6%
1998	\$93,558	\$165,906	\$288,336	- 9%
1999	\$88,663	\$201,235	\$289,898	+<1%

Annual Audit and Financial Report, Bentleyville Borough 1992-1999

The Line Graph Shows The Change In Collected Tax Revenue From 1992 To 1999.



Two factors that may contribute to the decline in the total tax revenue of the Borough are the unfilled position of tax assessor and the high unemployment rate which impacts earned income tax revenue.

The position of tax assessor was vacant from 1996 to 2000. A new assessor was sworn in January of 2000. The position is responsible for conveying information to the county tax assessor regarding improvements and construction projects in Bentleyville that warrant reassessment of those properties. This position was vacant for four (4) years, from 1996 to 2000. The position is not a paid position and, therefore, there is little incentive to be aggressive in executing the duties. The assessed valuations of properties have not kept pace with the investment in those properties.

Unemployment in Bentleyville rose from 11.1% in 1980 to 11.8% in 1990. This is a less than 1% increase, but the Borough unemployment rate remains significantly higher than the County rate. Also, 15.7% of all persons were living below the poverty level in 1980 and 21.1% of all persons were living below poverty in 1990.

The unemployment level as determined by the Census includes those individuals actively seeking employment or those individuals employed for one week in a one-year period that are temporarily out of work.

The poverty level can be attributed to several factors. The individuals and families living below the poverty level could include subsidized residents of the County housing project on Beallsville Road, subsidized residents of Bentleyville Towers or elderly residents of the Borough that are on a fixed income.

In 1980, 27% of the employed persons in the Borough were employed in mining. By 1990, only 6% of the employed person in the Borough were employed in mining. In that same time the unemployment rate increased by 0.7%.

The reduced efforts in tax collection and property reassessment and the rate of unemployment and poverty level of Borough residents have had a negative effect on the ability of the Borough to generate revenue.

Expenditures

Between 1992 and 1998, the percentage distribution of expenditures has remained fairly consistent with the greatest increase in the share of the budget being the public works function. In 1992 the public works function was 18% of the budget and in 1998 it was 26% of the budget. The dollar amount spent on public works increased from \$81,586 in 1992 to \$172,284 in 1998. This represents a more than 110% increase on dollars spent on public works, while the overall Borough expenditures increased by approximately 50%.

The dollars spent on recreation have also more than doubled; however recreation represented 4% of the budget in 1992 and 7% of the budget in 1998.

Sanitation has decreased in percentage of overall expenditures and has decreased in terms of real dollars spent between 1992 and 1998.

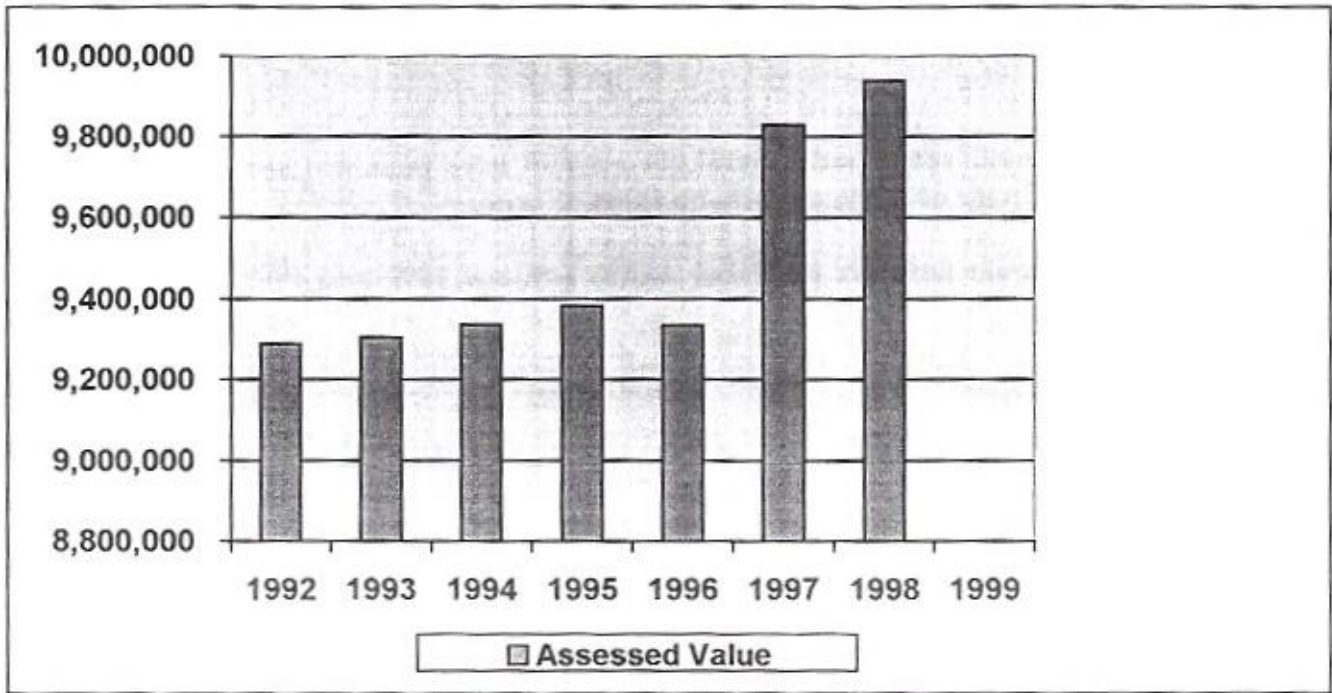
Public safety and general government have increased in dollars spent by 62% and 38% respectively, but have changed very little in terms of percentage of budget.

TABLE XXI
BENTLEYVILLE BOROUGH
ANNUAL BUDGET EXPENDITURES, 1992-1998

	1992	1993	1994	1995	1996	1997	1998
General Government	\$56,076 12%	\$57,663 12%	\$63,164 11%	\$63,808 11%	\$76,712 14%	\$74,387 13%	\$77,746 11%
Public Safety	\$98,585 22%	\$92,332 19%	\$125,780 22%	\$135,369 23%	\$125,144 23%	\$137,846 25%	\$163,689 24%
Sanitation	\$76,985 17%	\$79,783 16%	\$84,920 15%	\$62,359 10%	\$61,040 11%	\$60,095 11%	\$72,521 10%
Public Works	\$81,586 18%	\$113,184 23%	\$104,531 18%	\$133,362 23%	\$120,258 22%	\$167,422 31%	\$172,284 26%
Recreation	\$21,821 4%	\$22,302 4%	\$24,649 4%	\$37,499 6%	\$26,439 4%	\$37,470 7%	\$48,921 7%
Planning/Zone	\$528 <1%	\$2,862 <1%	\$3,713 <1%	\$3,020 <1%	\$3,638 <1%	\$8,859 1.6%	\$5,741 <1%
Debt Service	0	0	0	0	0	0	0
Misc.	\$106,691 24%	\$88,737 18%	\$84,821 15%	\$81,081 14%	\$50,839 9%	\$56,751 10%	\$50,544 7%
Total Expenditures	\$441,995	\$479,723	\$561,767	\$567,822	\$534,057	\$534,338	\$662,503

Source, Bentleyville Borough Annual Audit and Financial Report 1992-1998

The most dramatic increase in assessed value of real estate took place in 1997. The assessed value of property rose from \$9,335,526 in 1996 to \$9,827,436 in 1997. Three major construction projects were issued permits in mid and late 1995. The Pilot Truck Stop, valued at 2 million dollars, McDonald's valued at \$191,000 and a commercial building at 680 Main Street valued at \$900,000 were issued permits in 1995, constructed in 1995-1996, and appeared on the tax rolls in 1997.



The overall increase in assessed value of property rose 7% between 1992 and 1998.

Findings and Conclusions

This summary of the findings and conclusion from the fiscal data is relevant to the plan recommendations. The data was collected primarily from the State Audit Reports filed by the Borough for the relevant years.

- Between 1992 and 1999 the Combined revenue from real estate and earned income taxes increased 12.75%
- An aggressive real estate tax collection effort in 1994 produced a 37% increase in revenue for that year.
- The unfilled position of assessor between 1996 to 2000 could be the cause for delay in reassessing properties where significant investments in building construction and renovations had been made.
- Unemployment levels in Bentleyville in 1980 and 1990 were higher than County and national levels.
- The unemployment and poverty levels of Borough residents affects the Borough's ability to generate revenue.

- Total expenditures have increased from \$441,995 in 1992 to \$662,503 in 1998. This is a 50% increase in expenditures.
- Public works accounts for the largest percentage of the budget. The dollar amount spent on the public works function for the Borough has more than doubled between 1992 and 1998 from \$81,586 to \$172,284. While the total budget has increased by 50% the public works budget has increased by 110%.
- Expenditures for public safety and general government have remained almost unchanged in terms of their percentage of the total Borough expenditures.
- The collection of liquid fuels tax increased 24.2% between 1992 and 1999 from \$41,868 to \$55,232.

COMMUNITY FACILITIES AND SERVICES

Community facilities and services are those aspects of local government that guarantee the public health, safety, and welfare of its residents and provide the amenities that make a community unique and attractive to new residents. A minimum level of services is needed to protect the residents of a community including public safety services like police and fire protection and public works functions. Additional services such as recreational and cultural services enrich the quality of life for those residents.

Population trends identified in the first chapter of this plan are key in identifying the adequacy of services and facilities provided by the local government. The projection of these trends are important in assessing the future needs of the residents and the positioning of the Borough to prepare to provide those services and facilities.

Police Protection

Expenditures for police protection ranged from 16.5% to 19% of the total Borough expenditures between 1992 and 1996. In both 1997 and 1998, 20% of the Borough expenditures were made for police protection. From 1992 to 1998, the expenditures for police protection grew 62% from \$82,008 to \$133,465.

The police department is comprised of two full time officers, four part time officers and one school crossing guard. The police department also has a K-9 unit, but the use of the K-9 is minimal. The department maintains two patrol cars, one seven year old Ford and one four year old Chevrolet. Funds have been budgeted in 2000 for a replacement car.

The Commonwealth has a recommended minimum standard of one (1) police officer for each 1,000 persons. Based on the 1990 Census the population of the Borough is 2,673 persons. The Commonwealth would recommend three (3) officers. The Borough currently meets this standard.

The police department maintains an office in the Borough Building. There are no interrogation facilities or prisoner holding facilities. A prisoner taken into custody now must be transported to a holding facility in Monongahela.

The 1995 Municipality Facility Study conducted by Decade Architectural Associates Inc. recommends 1,660 square feet of area as a minimum needed to accommodate the police function of the Borough. This recommendation includes a front desk area, Chief's office, interrogation room, holding cell, file room, evidence room, toilet/locker room, storage room, and garage space for patrol cars. The current facility does not meet the needs of the police department.

The police department contracts with an animal control company to address complaints regarding dogs and other animals. Forty-three percent 43% of the respondents to the Citizens Survey considered animal control Fair or Poor.

In question 19 of the citizen survey, 73% of the respondents consider the police protection good or excellent. In question 24, "please include any suggestions you may have to improve Borough services, 11 respondents implied the need for improvements to the police protection.

Fire Protection and Emergency Medical Services

Between 1992 and 1998, from 1% to 3.8% of the Borough's annual budget expenditures were spent on fire protection. In 1995, no funds were spent on fire protection, however, a one time expenditure of \$24,492 was spent on emergency medical services.

The Bentleyville Volunteer Fire Company provides fire protection. The Fire Company is housed in two facilities, the Borough Building and the Bentleyville Social Hall. The social hall, adjacent to the Borough Building, houses fire trucks and general equipment in addition to the meeting and social hall.

Emergency medical services are provided by the Bentworth Ambulance Service. This service is stationed in Sommerset Township and is a shared service between Bentleyville Borough, Ellsworth Borough, Fallowfield Township and Somerset Township. The Bentleyville Volunteer Fire Company provides a first responder service in the event of a medical emergency.

The National Fire Underwriters has recommended certain standards for fire service areas:

Residential:	4 mile radius of a fire station
Commercial & Industrial:	3 mile radius of a fire station
High Value Commercial: (Shopping Centers)	1 mile radius of a fire station

There are no high value commercial facilities in the Borough. All of the residential facilities and commercial & industrial facilities are within the recommended areas for service. The majority of the community is within the 1-mile radius displayed on the Fire Service Map at the end of this section.

The 1995 Municipal Facilities Study recognizes existing inadequate space and the lack of consolidation of facilities for the Fire Company. The Study recommends 7,880 square feet of area required to serve the needs of the Fire Company. The Study proposes a 4,800 square foot apparatus room and training, exercise, locker, conference, radio, and rest rooms in a new municipal building.

General Administration and Municipal Building

General government has made up between 11% to 14% of the yearly expenditures between 1992 and 1998. The dollars for general government have increased from \$56,076 in 1992 to \$77,746 in 1998. The cost of general government includes staff salaries and insurance. The increase reflects a growth in costs, not an increase in staff.

The original date of construction for the existing municipal building is undetermined. An addition for the Fire Company was built in 1950. The building currently houses part of the fire company, the police department and general administration including a part time zoning officer. Work space and file space is extremely limited. Heating and ventilation is inadequate and air conditioning is non-existent. Summer meetings are held in the library because conditions in the Municipal Building become unbearable.

In September of 1995, Decade Architectural Associates Inc. completed a Municipal Facility Study. The goal of this study was to evaluate the adequacy of existing facilities, establish the future

adequacy of those facilities, evaluate the current space needs and project future needs for space. The conclusion of this study states that "the most logical, economical and acceptable project is a New Municipal Complex for the Borough of Bentleyville."

The 1995 study estimated a total of 17,080 square feet of space needed to accommodate the general government, police, fire, and public works (no storage) functions. An estimated cost of construction was devised using the estimated square footage required and the 1995 median cost per square foot of construction for a one story masonry wall bearing type of building. No site acquisition was included in the estimated cost of \$1,772,000 for the new building and furnishings.

In 1999, the Borough Council began a program of dedicating two mills of taxes per year to a building fund for the new building. This equals between \$20,000 and \$25,000 per year. Council also met with officials of various state agencies to determine the availability of grant and loan programs to fund the building. Other than the needs assessment study, there are no construction plans for the building.

Public Works

The public works annual expenditures have been the most fluctuating of all the expenditure categories. The ranges are from 18% in 1992 and 1994 to 31% of the expenditures in 1997. The expenditures increased 112% between 1992 and 1998 from \$81,586 to \$172,284.

The Borough employs two full time public works employees. Their duties include road, building, and park maintenance and snow and ice control.

Equipment includes three dump trucks, a 1980 Ford dump truck, 1996 Ford dump truck with spreader, 1987 Ford dump truck, as well as assorted other small equipment.

Garbage Collection and Recycling

Sanitation has decreased from 17% of the annual expenditures in 1992 to 10% of expenditures in 1998. Even the dollars spent on sanitation have decreased from \$76,985 in 1992 to \$72,521 in 1998. A new pickup contractor and lower dumping fees have contributed to the reduced costs.

Garbage collection is done by a contractor on a weekly basis. Garbage is picked up at the curb.

There is no recycling program of any kind at this time. The Department of Environmental Protection (DEP) requires a recycling program for the recycling of plastic, aluminum, glass and bi-metal cans and bottles for communities with a population of 10,000 or greater, or, a community with a population of 5,000 with 300 persons per square mile. Bentleyville's population in 1990 was 2,673 which is well below the required population for a mandatory recycling program.

Recycling, even though now it is not required, is something the Borough should consider. The Borough could make a dumpster available for the voluntary dumping of recyclable waste by the residents. The recycling that does not become part of the regular garbage pick-up will reduce the total tonnage sent to the landfill and therefore reduce the cost of garbage collection in the Borough.

Only three (3) of the one hundred fifty six (156) respondents to the Citizens Survey considered garbage collection Poor.

Public Sewers

The public sewage system, including all piping and the treatment plant, is owned and operated by the Pigeon Creek Sewer Authority. The Authority operates independent of the Borough. The central core of the Borough is served by the public sewer system. The areas of heaviest development are served and the rural areas in the west part of the Borough are also served. The east and southeast rural areas of the Borough are not served, but treatment capacity is available and these parts of the Borough could receive sewer service as needed. The location of existing sewers is mapped on the Bentleyville Sewer and Water Distribution Map included at the end of this section.

Public Water

The Bentleyville Water Authority provides public water. The Authority operates independent of the Borough. The service areas for public water is similar to the service areas for the public sewer. The water system is also mapped on the Bentleyville Sewer and Water Distribution Map included at the end of this section.

The Charleroi Water Company supplies water to the Bentleyville Water Authority. There is an adequate supply of water and water lines can be extended to new developments.

Library and Senior Center

A library board has been established to administer all library functions. This board is responsible for programming, employees, facilities and maintenance. The Borough does provide financial support. This support has more than tripled between 1992 and 1998 from \$12,610 in 1992 to \$40,135 in 1998.

The library is located in a renovated school that houses both the library and senior center. Because of the independent location of the library and senior center and the adequacy of space for both functions, the 1995 Municipal Facility Study did not address the space needs of these two functions and did not consider them for relocation into the new municipal complex.

Recreation

Annual expenditures for recreation between 1992 and 1998 have ranged between 4% and 7% of the overall expenditures. The dollar amount spent on recreation, which includes the library, has increased by 125% from \$21,821 in 1992 to \$48,921 in 1998.

There are two parks in Bentleyville Borough. Carmel Park is owned by the Borough but managed and operated by the Bentleyville Booster Club. The park has a baseball field complete with dugouts, concession stand and announcers booth. Just behind the main ball field is a small baseball practice lot. The park is 1.79 acres in area.

Richardson Park is the main Borough park. Richardson Park is owned and operated by the Borough and is fully developed with two Pavilions, a refreshment stand, a tennis court, a basketball court, two tot play areas, a baseball field and a walking track. Richardson Park is 5.5 acres in area.

Additional recreation facilities include a sand volleyball court at the Borough Building and a community room at the Borough Building that is available to residents. The waterways of Pigeon Creek are often stocked with fish by the Pennsylvania Fish and Game Commission and also serve as a form of recreation for the residents of Bentleyville.

Mingo Creek Park, a Washington County regional park, is about 5 miles away.

The National Recreation and Park Association (NRPA) establishes standards for various types of recreational facilities.

Regional Park The recommended acreage is 20 acres per 1,000 population served and the recommended minimum size for the park is 250 acres. The service area for a regional park is one (1) hour driving distance.

Community Park The recommended acreage is 5 acres per 1,000 population and the recommended size for the park is 25-100 acres. The service area for a Community Park is 0.5 miles to 3 miles and the population served is 10,000 to 50,000 persons.

Neighborhood Park The recommended acreage is 5 per 1,000 population. The recommended size for a Neighborhood Park is 5-20 acres. The service area is 0.25 miles to 0.5 miles.

Both Carmel and Richardson parks function as neighborhood parks. Both parks are less than the minimum size, 25 acres mandated, to qualify as a community park. With a population of less than 10,000 a community park is not mandated for the Borough.

Both neighborhood parks total 7.29 acres in area. Based on the 1990 Bentleyville population of 2,673 a minimum of 13.4 acres of Neighborhood Park are recommended. The minimum size recommended for a Neighborhood Park is 5 acres. Richardson Park at 5.5 acres meets this minimum, however, Carmel Park at 1.79 acres does not meet this minimum.

The Park Service Area Map shows a ½ mile radius from each park. The ½ mile radius from each park provides easy access for most of the residents to a park.

The only existing private recreation is a bowling alley on Main Street. This facility offers league play as well as individual games.

There is no formal historical preservation organization.

Findings and Conclusions

This summary of the findings and conclusions from the community facilities and services is relevant to the plan recommendations. The data was collected primarily from interviews with Borough staff and that information is compared with State and national standards.

- The Commonwealth has a recommended minimum standard of one (1) police officer for each 1,000 persons. Based on the 1990 Census, the population of the Borough is 2,673. The Commonwealth would recommend three (3) officers. The Borough currently meets this requirement.
- Animal control is a function of the police department. The police contract with an independent animal control officer. 43% of the respondents to the Citizens Survey considered animal control Fair or Poor.
- Current police facilities lack many of the important features of a modern police facility.
- Fire department and emergency medical services far exceed the recommended service requirements of the Borough.
- Only three (3) of the one hundred fifty six (156) respondents to the Citizens Survey considered garbage collection Poor.
- Public sewer and water are available to the majority of the residents in the core of the community.
- All Borough residents are within the recommended distance from a park; however, Carmel Park does not meet the suggested minimum acreage for a neighborhood park.
- Based on the current and projected year 2010 population – the Borough needs an additional six (6) acres of park property to meet recommended recreational standards to adequately serve the residents.





 Fire Department

Text Road Names

Bentleyville Base Map

Lot Lines

Lot Lines

Water Course

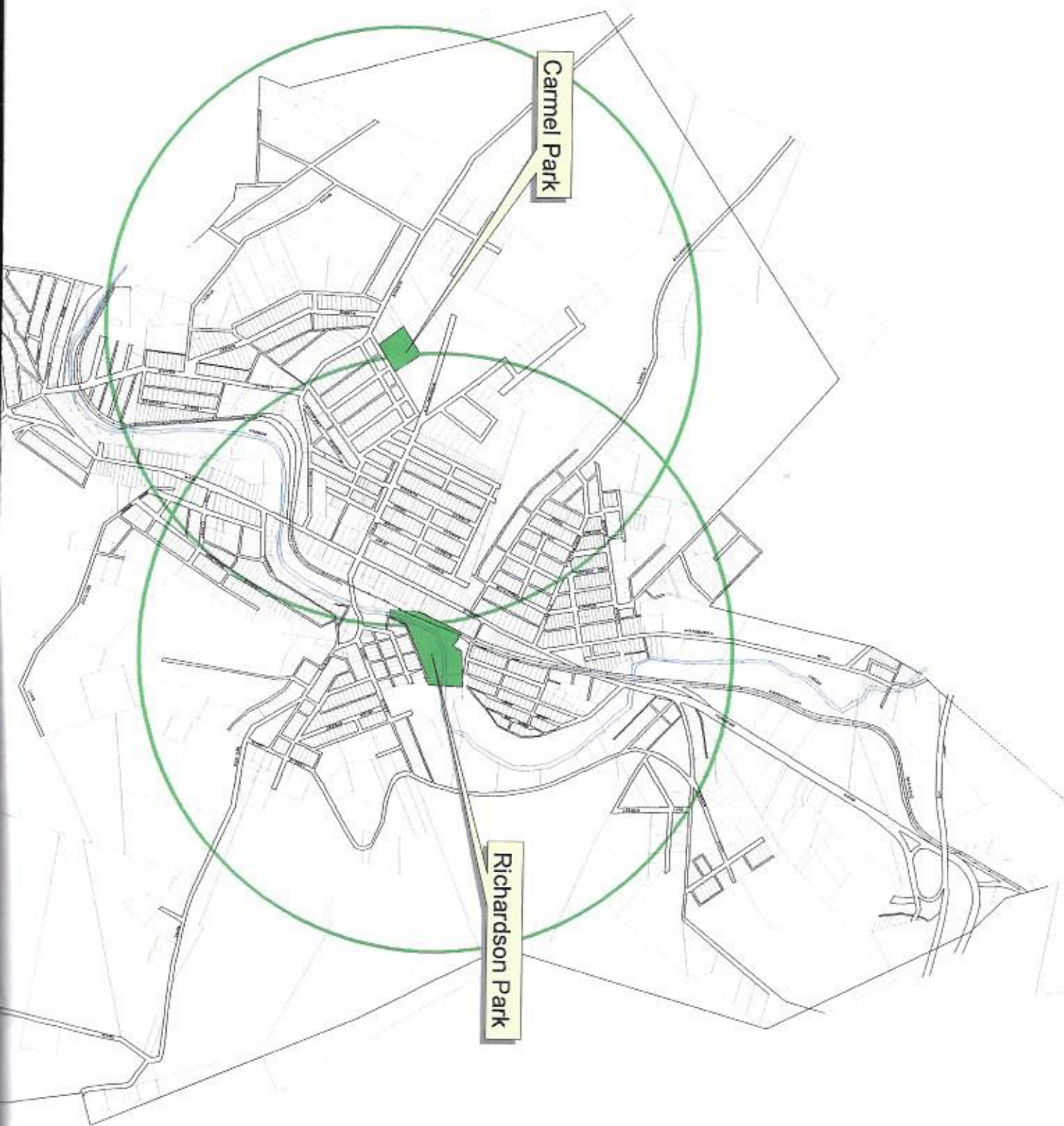
Roads

Border

 1 Mile Service Area

Bentleyville Fire Service Area

The Map Displays a 1 mile radius from the fire department. Residential uses have a recommended coverage within 4 miles of the fire department.



Carmel Park

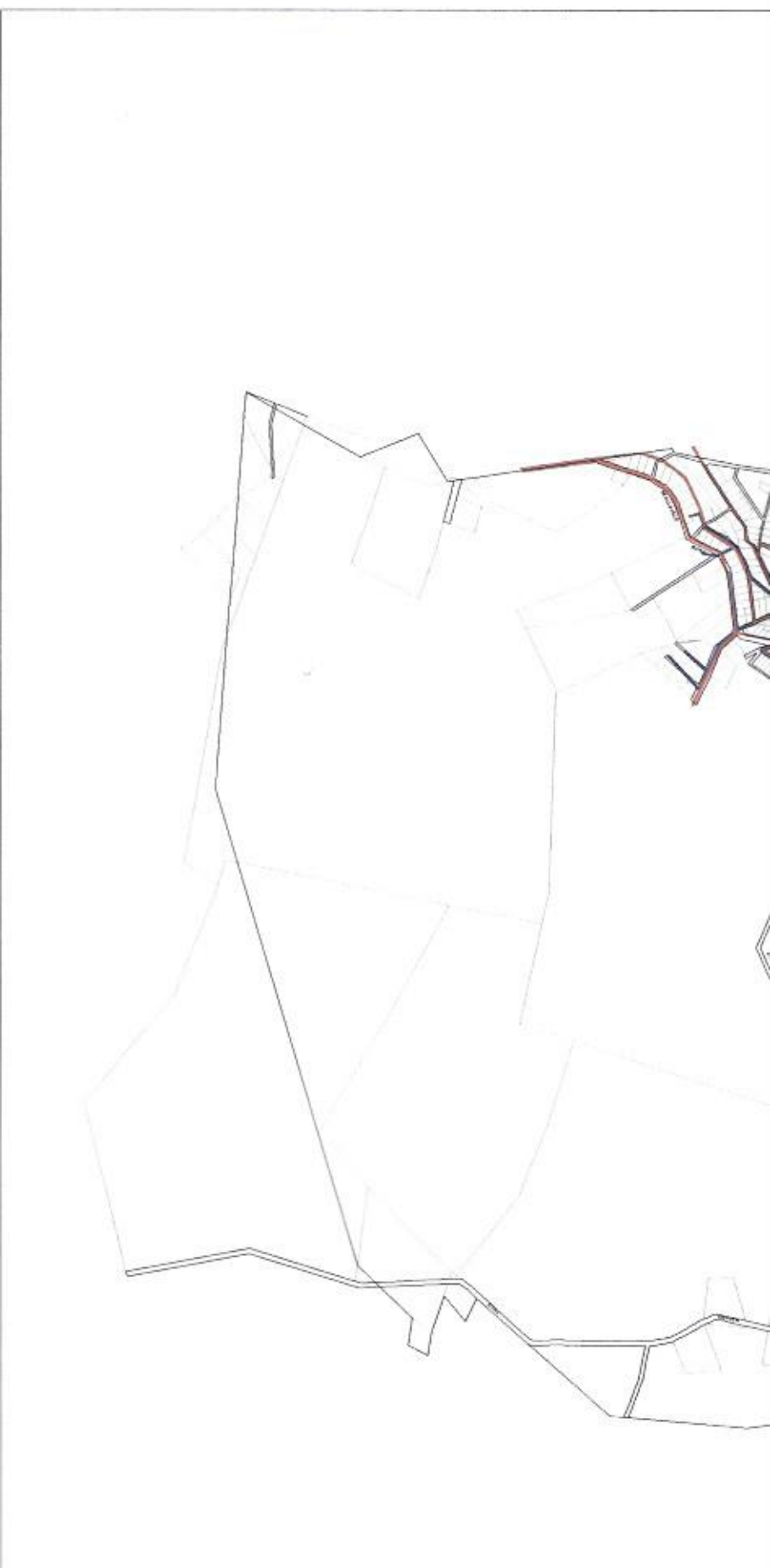
Richardson Park



Bentleyville Borough Park Service Areas

- Lot Lines
- Lot Lines
- Water Ways
- Roads
- Border
- Road Nmaes
- Text
- Park Service Areas
- Parks





Lot Lines

Lot Lines

Water Ways

Roads

Border

Road Nmaes

Text

Bentleyville Water Service

Bentleyville Sanitary Sewer Service

Bentleyville Sewer & Water Distribution Map

EXISTING LAND USE AND HOUSING STUDY

An existing land use map has been developed and is included at the end of this section. A field inspection has been done and each property has been inventoried. The existing land use map has been colored according to the following color code.

Light Yellow - Detached Single Family Dwellings. In the case of farms or large tracts of vacant land where there is a single family dwelling the property is colored vacant or farm except for a one acre area assumed for the site of the dwelling.

Dark Yellow – Two Family Dwellings and small Apartment Buildings. This category includes duplexes and small apartment buildings up to four units which are not part of a complex.

Orange –Multi Family Dwellings. This category includes Townhouses and large apartment buildings or complexes.

Red – Commercial Uses. This category includes businesses where the general public has access and can receive goods and services such as retail sales establishments, restaurants, movie theaters, barber and beauty shops, and doctor, dentist, and insurance offices.

Brown – Industrial Uses. This category includes businesses where the general public does not have access, where business serves business such as light or heavy manufacturing, warehousing, contractor supply yards, and wholesale establishments.

Dark Blue– Public Uses. This category includes properties that are publicly owned and operated including public schools, municipal buildings and facilities, state and federal buildings and post offices.

Dark Green – Parks. This category includes publicly owned properties that are used for passive and active recreation.

Light Blue – Semi Public Uses. This category includes facilities where the general public gathers and has access for non-commerce reasons, included churches, private clubs, private schools, cemeteries and private recreational facilities such as bowling alleys and membership only clubs.

Light Green – Agricultural. This category includes land used for active farming, including raising crops, mowing hay and pasturing. It does not include woodlands or farms where there is no evidence of agricultural activity.

White – Vacant. This category includes undeveloped or unused land and woodlands.

Table 1 of the Background Study supplementing the 1967 General Development Plan for the Bentleyville, Fallowfield and North Charleroi Region, compares the three communities in terms of the distribution by acreage and percentage of existing land uses at that time. The existing land use data from the 1967 plan is shown on the table on the next page and compared with the distribution of existing land uses identified in the 1999 field survey.

TABLE XXII
BENTLEYVILLE BOROUGH LAND USE COMPARISON TABLE

	1967 Acres	1967 Percentage	1999 Acres	1999 Percentage	Change in % Share
Single Family	225.9	50.0 %	276.8	61.1 %	+11.1 %
Multi-Family	3.8	0.8 %	3.9	0.8 %	0 %
Commercial	21.4	4.7 %	26.8	5.9 %	+1.2 %
Industrial	62.9	14.0 %	3.7	0.8 %	-13.2 %
Utility	15.7	3.5 %	15.7	3.4 %	-0.1 %
Public	14.3	3.2 %	18	3.9 %	+0.7 %
Streets	107.3	23.8 %	107.3	23.7 %	-0.1 %
Total Developed	451.3	100 %	452.2	100 %	
Undeveloped	1,493.1	76.8 %	1,529.8	77.1 %	+0.3 %
Total Land Area	1,945		1,982		

Industrial Uses

In the 1967 Plan 62.9 acres, or 14% of the developed land in Bentleyville, is listed as dedicated to Industrial use. In the text of that same plan only a slag pile, National Carbide Dies Company and a small electronics firm are listed as occupants of the industrial area. The 1967 plan states "a large level industrial site has been created in the area adjacent to the Bentleyville interchange of Interstate Highway 70." It is unclear whether the 14% industrial includes only the existing uses or the site prepared for industrial use.

In the current plan, only the area actually being used for industrial uses is categorized as that use. Only 3.7 acres are being used for industrial uses or less than 1% of all developed land in the Borough.

The industrial uses are primarily three established sites with enclosed buildings along Wilson Road. Two other industrial sites, one on Pittsburgh Road and one on Gibson Road are used for outdoor storage of heavy equipment and building supply storage.

The area at the interchange has historically had an industrial function. During the height of mining in Bentleyville, a chain of coke ovens lined the east side of Wilson Road at the north edge of town. The discontinuation of the use of these coke ovens in the late 1960's marked an end to a century long prosperous era in the history of Bentleyville.

Commercial Uses

In the 1967 plan the heaviest concentration of commercial use occurred the area between the two railroad crossings along Main Street. In the few years leading up to the 1967 plan all the investment in new or modernized business facilities took place within one block of the intersection of Washington Street and Main Street.

Redevelopment and reinvestment in both areas continues to be strong. The buildings in this area are in good condition and there are few vacancies. The commercial characteristics of Main Street remain focused on serving the needs of the residents of Bentleyville.

Since 1990 a shift in commercial investment has occurred. The majority of commercial investment has been made in the area of the Interstate 70 interchange. This is the same area that was designated for industrial use in the previous plan. The McDonald's Restaurant, Pilot Truck Stop, Rite Aid, and remodeling of the Giant Eagle grocery store have been major investments in the past decade. The creation of a new service road on the East Side of Wilson Road will serve a new motel and several other vacant lots. This area has become the new commercial focal point of the Borough.

Bentleyville has begun to capitalize on its proximity to the Interstate. The process of change has taken several decades; but from an economic standpoint, the Borough has transformed from a mining community to a service community. The economic activity taking place at the interchange is targeted to a regional and transient clientele. This transformation is and will be the difference between a positive future for Bentleyville and those mining towns that have experienced a collapse in the mining industry, but have not had an economic recovery.

Condition of Structures

Aging buildings and maintenance is a problem facing all communities as old as Bentleyville. The 1967 Plan states that one-third of the supply of housing structures are in fair-to-poor or poor condition. At that time this proportion was twice the average of the rest of the communities in the regional plan. The plan went on to say "scattered deterioration is most apparent along Main Street." A small concentration of below average buildings, mostly residential, has begun to form on the southern end of the community. It continued by saying that "structures in fair-to-poor and poor condition are not totally confined to these locations."

As part of the 1967 Plan a complete structural condition study was done. Each structure was inspected and the condition was rated using New, Good, Fair, Fair to Poor, Poor, and Very Poor as the categorizes of condition. A table was developed to display the number of structures and the percentage of the total number of structures in each category.

TABLE XXIII BENTLEYVILLE CONDITION OF MAJOR STRUCTURES:		
CONDITION	NUMBER OF BUILDINGS	PERCENT OF TOTAL
New	88	9.2%
Good	192	20%
Fair	381	39.8%
Fair to Poor	214	22.3%
Poor	83	8.7%
Total	958	100%
Source: 1967 Comprehensive Plan, Existing Land Use Summary		

Many of the structures on Main Street that were considered Poor or Very Poor in the 1967 Plan have either been razed or remodeled. Two major redevelopment projects, the Car Wash on Acme Street and the Fire Company Social Hall have eliminated two major areas of Very Poor structures.

No Survey of the condition of structures was conducted as part of this plan. It is the general observation of the consultant that there are fewer structures in the poor and very poor category

then there were in the 1967 plan. Additionally, question 7 of the citizen survey asked if the respondent believed that the condition of their neighborhood was declining, improving, or was unchanged. 26% of the respondents believed their neighborhood was declining while 34% believed it was improving. The remaining 40% believed the neighborhood condition was unchanged.

Bentleyville has seen a considerable reinvestment in the central core along Main Street. A large number of buildings in this area have been razed to make way for some new structures and open parking facilities. There are still some structures that are in disrepair but overall central Main Street is in good condition. The southern end of Main Street has not seen the reinvestment into structures and is still in poor condition.

Between June 1995 to December 1999 twenty-two (22) Demolition Permits have been issued. There is no particular area in the Borough where a concentration of the demolition took place and there were a variety of types buildings razed. Between January 1990 and June 1995, no permits for demolition were issued. It is unclear from the permit records whether a demolition permit was required in that time period or if there was no demolition activity in the Borough during the first half of the decade.

Residential Use

The existing housing stock, in terms of construction, in Bentleyville is consistent with that of most mining communities. Small lots and close proximity to neighbors are characteristics seen throughout the Borough. The existing housing is developed in pockets separated by steep slopes, railroad tracks and Pigeon Creek, creating small neighborhoods within the Borough.

The portion of the Borough used for single family dwellings has increased by almost 51 acres. These single-family dwellings are scattered throughout the Borough. Single family development now makes up over 61% of the developed land in the Borough. In the past decade 45 new single family dwellings have been built.

There is one subdivision of twenty-two (22) lots off Washington Street called the Meadowview Plan of Lots that has been approved by the Planning Commission, but has not been developed. This development is the most recent and most significant subdivision in the Borough and has not been completed because the developer has encountered several problems with neighboring property owners and storm water management.

Only a small portion of the housing in the Borough is multi-family. It appears that many two family dwellings established as mining community housing early in the Borough's history have been converted to single family dwellings. Many of the commercial buildings along Main Street have apartments above or behind the commercial uses in those buildings. One large multi-family high-rise exists on Washington Street. The Washington County Housing Authority constructed the Bentley Towers building in mid 1970's. Bentley Towers is a rent controlled senior apartment building.

The County Housing Authority operates a townhouse community of Beallsville Road. This facility is the only townhouse community in the Borough.

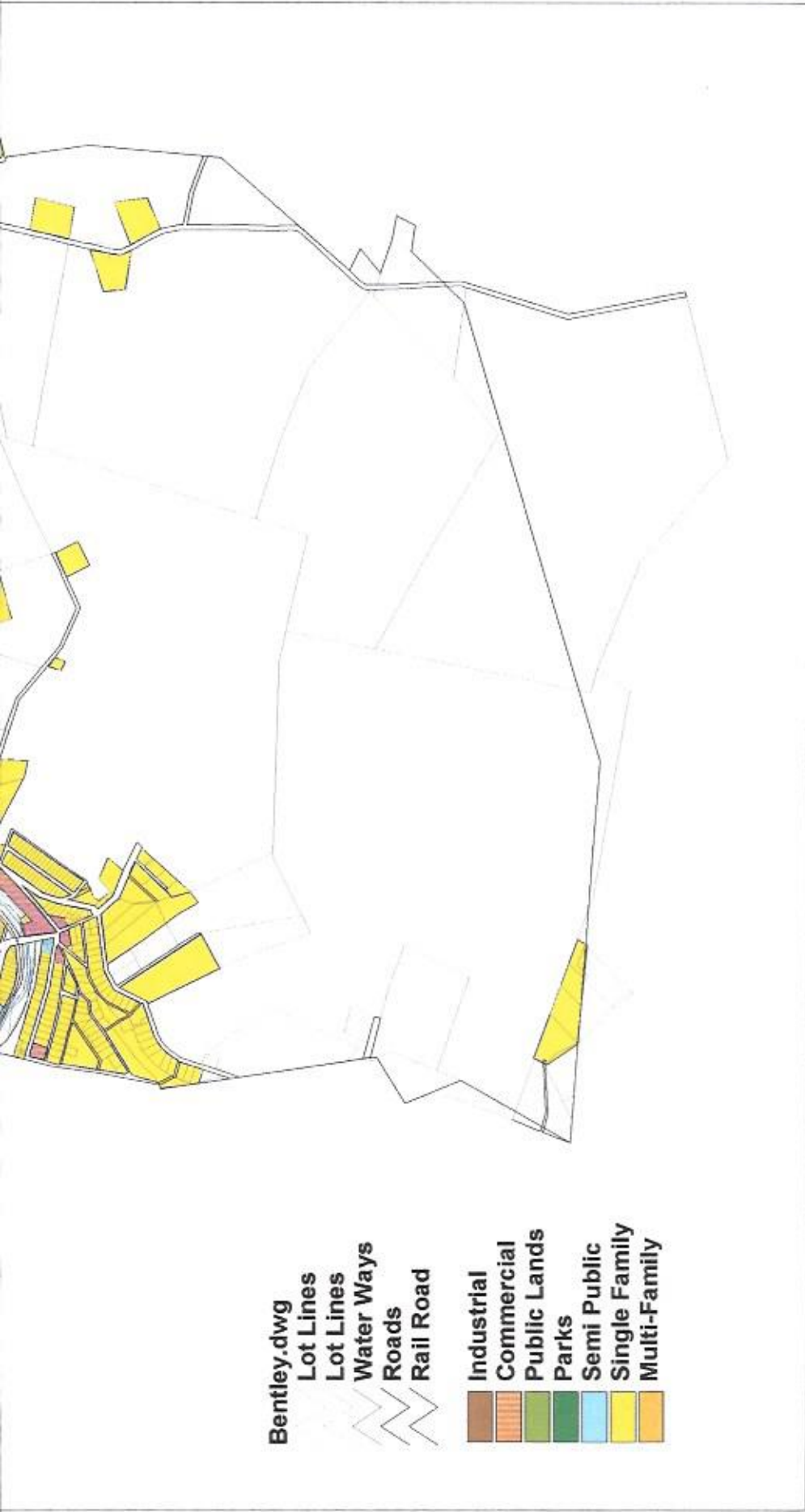
Findings and Conclusions

The existing land uses were categorized and inventoried to determine what percentage of the Borough is dedicated to what type of land use. The 1999 information was compared to similar information gathered in the 1967 Comprehensive Plan, leading to the following conclusions.

- Property used for industrial purposes in the 1967 plan made up 14% of the total land in the Borough. That percentage in the 1999 plan was 0.8% or a reduction of 13.2% of the property used for industrial uses, however, there is a question as to whether the data is comparable since there is no evidence of loss of industrial uses.
- The undeveloped property in the community has actually increased by less than 1% since the 1967 Plan because of the apparent loss in industrial property.
- The amount of property used for commercial use has increased by 1.2% since the 1967 Plan.
- Despite the construction of two County housing projects, a group of townhouses and a high rise apartment building, property used for multi-family use remains at less than 1%.
- In the 1967 Plan, property condition was graded by the consultant using New, Good, Fair, Fair to Poor and Poor. At that time 31% of the structures were considered Fair to Poor or Poor.
- Without accurate and complete records of building permits it is difficult to determine what happened to the structures that were considered poor or very poor. Recent records that are available indicate that thirteen (13) single family dwellings have been razed.
- Though almost 37% of the housing in the Borough is sixty (60) years old or older, only 26% of the respondents to the Citizen Survey believe that the condition of the properties in their neighborhood is declining.
- The 1967 Plan stated that the heaviest concentration of commercial use occurred in the area between the two railroad crossings on Main Street.
- In the 1990's the commercial focus shifted from Main Street to the area around the interchange.
- Between 1990 and 1998, the cumulative value of building permits for Main Street was \$1.9 Million. In the same time period \$6.6 million was spent on construction along Wilson Road.
- Growth in single family dwellings from 50% to 61% of the land use did not take place in any concentrated area. New housing has been scattered throughout the Borough.







Bentleyville Borough Existing Land Use Map

BENTLEYVILLE BOROUGH CITIZEN SURVEY

Because the entire Borough is affected by the guidelines established in the Comprehensive Plan, it is important to involve the residents in the development of the goals and objectives of the Plan. The Bentleyville Planning Commission decided that the best way to solicit input from Borough residents was to mail a two-page questionnaire to each household in the Borough.

This questionnaire, designed by the planning consultant and Planning Commission, gathers information about the individual responding to the questionnaire as well as information about why that individual chose to live in Bentleyville and why they stay in Bentleyville. Additional opinions were collected regarding neighborhood condition, consumer opportunities and desires, satisfaction regarding community services and an open ended essay about that individual's concerns about the future of the Borough. A sample of questionnaire appears at the end of this section.

The questionnaire was mailed with the real estate tax notices in April of 2000. Approximately one thousand six hundred (1,600) questionnaires were mailed and one hundred fifty six (156) were completed and returned. This represents almost a 10% return of the questionnaires. A 10% response is considered acceptable statistically.

It is important to keep in mind the perspective of the individuals responding to the questionnaire. For example, more than one-half of the individuals responding are 65 years old or older and assisted living for the elderly received the second highest number of points for the type of housing needed in the Borough. It is also important to keep in mind the service provided vs. the type of response. For example it is easy to give the fire department a good rating because of their rapid response and efforts to save life and property from fire. On the other hand the police, providing their own type of life and property protection, could receive a poor rating because of their obligation to issue citations or arresting individuals. This does not mean that the responses to the questionnaire are suspect, but rather they should be taken as only part of the process of developing the Plan.

The following summarizes highlights of the responses to the questionnaire. A complete tally of survey responses, including written comments offered by respondents, appears at the end of this section.

- 81% of the respondents have lived in the Borough for twenty (20) years or more.
- 55% of the respondents were 65 years old or older. In 1990, only 24.1% of the population was over 65 and an additional 10.5% was between 55 and 65 years old, so the Borough's elderly population is over-represented by the respondents.
- Respondents from single person households represented 37.5% of the total responses and 39% of the responses were from household with two individuals. Single person households made up 31.6% of all households in 1990, therefore, single person households are also over represented.
- Question number 5 asked for a ranking of the reasons for selecting and staying in Bentleyville. "Lifelong resident" scored the highest number of points for both selecting and staying in Bentleyville.

- **“To be near friends and family” ranked second as the reason for both selecting and staying in the Borough.**
- **The reason least chosen for staying in and selecting the Borough was “recreational programs.”**
- **Only 26% of the respondents believe that the condition of their neighborhood is declining while the remainder believe the condition of their neighborhood is unchanged or improving.**
- **The second highest number of points used to rank the type of housing most needed in the Borough went to “assisted living for the elderly”. 67% of the respondents felt that provisions should be put into the Zoning Ordinance to accommodate life care communities.**
- **The business most often cited as a needed business was a sit down family restaurant.**
- **The business most often cited as the second most needed was retail business, particularly discount department stores.**
- **41% of the respondents did not know if current storm water management facilities were adequate.**
- **“Word of mouth” is the most widely used method for receiving information regarding the Borough.**
- **In regards to a new Borough Building, 36% of the respondents believed one was needed, while 42% believed one was not. Almost half of the respondents did not want the building financed with tax dollars.**
- **An average of 46% of all respondents used the Bentleyville parks and Mingo Creek Park rarely or never. This most likely relates to the age of the majority of the respondents.**
- **Recycling, animal control and code enforcement received the highest number of “poor” evaluations.**
- **After the fire department and emergency medical services garbage collection received the fewest number of “poor” evaluations.**
- **Combining the “excellent” and “good” evaluations results in the following total scores: fire department (130), garbage collection (125) and emergency medical (124), received the most points, while recycling (19), animal control (36) and interaction with staff (39) received the fewest points.**
- **Combining the “fair” and “poor” evaluations results in the following total scores: animal control (62), recycling (61) and road maintenance (58), received the highest points, while the fire department (9), emergency medical (9) and garbage collection (20), received the fewest points.**

- When asked which recreational or community programs the respondent or a family member would participate in, the response most given was “none.” Again, this most likely relates to the age of the majority of the respondents.
- The parades, both Halloween and the Fireman’s, lead the list for most successful community events.
- Almost one-half (1/2) of the respondents did not have an opinion on desirable lot sizes for new single family construction. This may result from unfamiliarity with zoning concepts of lot area.
- Of those who responded to the question about desirable lot sizes for new single family development, the majority (25%) preferred lots measuring 100’x200’.
- There were sixty (60) responses to an open ended question regarding any changes that the respondent would like to see in the future development of the Borough. No single idea was repeated more than six (6) times. Improving code enforcement, controlling mobile homes and encouraging development each represented 10% of the ideas.
- 18% of the respondents suggest improvements to the police department, including more personnel and improved enforcement.
- There are two topics that respondents felt are “key issues” in the future of the Borough. The first was property maintenance and code enforcement. The second is the attraction and retention of young educated professional families.

BENTLEYVILLE BOROUGH CITIZEN SURVEY

Circle one.

1. How long have you lived in Bentleyville Borough? Less than 1 year 1, 1-5 years 8, 6-10 years 8, 11-15 years 8, 16-20 years 5, over 20 years 130.

2. The person completing this survey is Male 53 Female 98

3. What is your age? 18-24 years 0, 25-44 years 20, 45-54 years 22, 55-59 years 13, 60-64 years 2, 65 or over 79

4. How many persons live in your household? 1 person 53, 2 persons 55, 3 persons 21, 4 persons 10, 5 persons 2, 6+ persons 0.

5. Please rank your top three reasons for selecting Bentleyville Borough as your primary residence and rank the top three reasons for staying in Bentleyville. (In each column mark the first reason with "1", second reason with "2", third with "3")

Selected Bentleyville Because (1,2,3)	Stay in Bentleyville Because (1,2,3)	The reasons for selection or staying in Bentleyville Borough
<u>114</u>	<u>162</u>	Lifelong Resident
<u>105</u>	<u>150</u>	To be near friends or family
<u>41</u>	<u>14</u>	The opportunity to buy a home
<u>9</u>	<u>18</u>	Type of housing
<u>45</u>	<u>50</u>	Reasonable cost of housing
<u>19</u>	<u>45</u>	Moderate taxes
<u>18</u>	<u>12</u>	Good school system
<u>49</u>	<u>54</u>	Convenience to work
<u>1</u>	<u>3</u>	Recreational facilities/Programs
<u>5</u>	<u>4</u>	Urban atmosphere
<u>34</u>	<u>37</u>	Rural atmosphere

6. Do you own or rent the home you now live in?
122 Own 17 Rent

7. Do you believe the condition of properties in your neighborhood are.....
37 Declining 49 Improving 56 Unchanged

8. Should the Borough make provisions in its Zoning Ordinance for a life care community for the elderly?
93 Yes 12 No 32 Don't Know

9. Rank, "1-3" the types of housing needed in the future of Bentleyville Borough? (Use the number 1 for the type of housing most needed)

165 Single Family 28 Two Family
60 Apartments 9 Mobile Homes
48 Townhouses (Side By Side)
69 Townhouses (Patio Homes)
111 Assisted Living for the Elderly
69 Retirement Villages

10. Do you think there are adequate shopping opportunities within Bentleyville Borough?
47 Yes 90 No 5 Don't Know

11. What types of new business would you like to see in the Borough?

A. 69 Restaurant: Eat N Park, Denny's, Pizza Hut

B. 65 Retail Goods: Clothes, shoes, garden supplies, Wal-Mart, K Mart, Target

C. 19 Retail Grocery and Drink:

12. What type of development do you think the Borough should encourage at the Route 70 Interchange?

40 Light Industrial

21 Offices

99 Restaurants and Shops

40 Combination of Commercial & Industrial Uses

6 Multi-family Housing

10 Other Please specify: 2 grocery stores, 2 K Marts, 1 pool, 1 rec. center, 1 liquor store, 1 landscape supply

13. Do you believe that storm water management and the current storm water drainage systems in Bentleyville are adequate?

49 Yes 33 No 58 Don't Know

14. How do you receive information about activities, events, or other news about the Borough? (Select all the applicable options and rank them with number "1-3" with "1" being the most informative source)

62 Radio or Television

165 The Bentleyville Review

144 The Washington Observer

179 Word of mouth from Friends/ Family

19 Direct contact with Elected Officials/ Borough Staff

6 Other; 2 Valley Independent, 1 Tribune Review, 1 Telephone, 1 Posters around town, 1 Bingo

15. Do you have suggestions for improving communications between the Borough and its residents?

16. Do you believe that the Borough needs a new Borough building?

52 Yes 60 No 29 Don't Know

17. Would you support the construction of a new Borough building if it was financed with tax dollars?

37 Yes 69 No 34 Don't Know

18. Do members of your household use the Borough/ County parks and/or ball fields? (Indicate with an "X")				
PARKS/BALL FIELDS	REGULARLY	SOMETIMES	RARELY	NEVER
Richardson Park	27	59	26	32
Carmel Park	2	16	29	64
Mingo Creek Park (The County Regional Park)	3	34	30	48

19. Please evaluate the following municipal services using an "X"					
SERVICE	DON'T KNOW	EXCELLENT	GOOD	FAIR	POOR
FIRE PROTECTION	8	75	59	8	1
POLICE PROTECTION	8	40	70	23	9
EMERGENCY MEDICAL	13	58	66	9	0
ROAD MAINTENANCE	4	12	72	41	17
SEWER MAINTENANCE	26	17	70	27	5
SNOW REMOVAL	3	37	74	30	4
PARK MAINTENANCE	25	14	78	19	5
RECREATION PROGRAMS	37	4	54	18	19
GARBAGE COLLECTION	3	38	87	17	3
CODE ENFORCEMENT	37	18	41	7	26
RECYCLING PROGRAM	49	0	19	18	43
ANIMAL CONTROL	35	3	33	27	35
INTERACTION OF BOROUGH STAFF	53	8	31	28	16

20. What recreational or community programs would you, or members of your family participate in?

- 64 None
17 Ogelbay Park Bus Trip
5 Ski Trips
17 Adult Community Dances
14 Youth Community Dances
40 Senior Bus trips to shopping, plays or musicals

Other _____
(Please Specify)

21. Which current community events do you believe are most successful?

- A. _____
B. _____
C. _____

22. If the vacant property outside the central core of Bentleyville is developed for single family homes should the lots for those homes be.....

- 37 100x200
14 75x200
20 50x150
6 40x120
67 Don't know

23. The Borough is in the process of producing a Comprehensive Plan that will act as a guideline for development into the next ten years. Please describe any changes you would like to see in any aspect of the Borough's development.

24. The Comprehensive Plan is also a plan to improve Borough services. Please include any suggestions you may have to improve Borough services.

25. What do you think are the key issues facing Bentleyville Borough currently, and what do you think future key issues may be?

ADDITIONAL INFORMATION AND COMMENTS ARE WELCOME ON A SEPARATE SHEET

In order to have a geographic understanding of the responses to this questionnaire; please provide your street address below.
House Number (optional) _____ Street _____

The planning process is important to the future development of Bentleyville Borough. Some initial meetings have taken place and many more will follow. If you are interested in volunteering your time or expertise, or would like to attend a meeting on a specific topic, please provide your name, address and topic of interest.

Name _____ Address _____ Topic _____

THANK YOU FOR YOUR INTEREST IN BENTLEYVILLE'S FUTURE

Essay Questions from the Citizen Survey

11. What types of new business would you like to see in the Borough?

67 Sit down restaurant family, moderate price, i.e. Eat N Park, Denny's, Diner	1 Donut Shop
18 Clothing	1 Coal Miner Museum
17 Another grocery chain	1 Warehouse
9 Movie Theater	1 Motel
8 Department Store	1 Dry cleaner
7 Wal-Mart/ Kmart/ Target	1 Shops
6 Retail Sales	1 Mechanic open after 5:00 PM
4 Mini Mall	1 Small Engine Repair
4 Industry of some type (jobs)	1 Skating Rink
3 Recreational Facilities	1 Leather Store
3 Shoe store	1 Hobby Shop
3 Garden Supply	1 Outlet stores
3 A decent drive through car wash	1 Photography Studio
2 Beer Distributor	1 Sporting goods store
2 Liquor Store	1 variety store
2 Swimming Pool	1 small business
2 Bakery	1 Pet store
2 Craft store	1 Quick lube/ oil change
2 light industry	1 Hardware
2 high technology	1 12 hour taxi service
2 Pizza Hut	1 Businesses to support community growth
2 Kentucky Fried Chicken	1 More things for elderly
2 Small/large vet	1 Entertainment
2 Home Improvement Store	1 Drug Store
2 weight loss or fitness center	1 Barber shop
1 Gift store	1 Mini Golf
1 Shop N Save	1 Book store
	1 Bowling Alley

12. What type of development do you think the Borough should encourage at the Route 70 Interchange? ____ Other Please specify_____

- 1 Landscape & Maintenance
- 2 K-Mart
- 1 Shop N Save
- 1 Swimming Pool
- 1 Foodland
- 1 State liquor store
- 1 Recreation Facilities
- 1 Assisted living facility

14. How do you receive information about activities, events, or other news about the Borough? (Select all the applicable options and rank them with number "1-3" with "1" being the most informative source)

___ Other _____ (Please Specify)

- 4 Posters about town
- 2 Valley Independent
- 1 Tribune Review
- 1 Telephone
- 1 Bingo
- 1 It is almost nonexistent

15. Do you have suggestions for improving communications between the Borough and its residents?

- 4 Free newsletters to the residents
- 3 Direct mailings
- 2 More meetings
- 2 Call special meetings on important ideas (Town Meetings)
- 1 Web site
- 1 Borough Council members bring news to church after services
- 1 This survey is excellent
- 1 The write-ups should be more specific
- 1 Let every taxpayer know the truth
- 1 Be fair and honest to the residents of Bentleyville
- 1 More articles in the Observer Reporter
- 1 Let people speak at Council Meetings
- 1 Just Listen to people
- 1 Can't come to Council Meeting. Sure wish president would conduct a meeting better, everyone talks at the same time. They should watch Ellsworth & Cokesburg to learn how to conduct.
- 1 List phone numbers to call (for service or Council Members)
- 1 Watch Ellsworth Council Meeting. Take a look at the last ten years in Cokesburg.
- 1 Make TV Boro meetings more understandable (bad sound)
- 1 Notify when on cable TV & improve the sound (Council Meetings)
- 1 A journalistic newspaper with local happenings, not a school newspaper
- 1 Council members need to be less "Political", more educated and more tactful
- 1 Have Boro meetings announced
- 1 Use Bentleyville Cable Company
- 1 More activities, festival

20. What recreational or community programs would you, or members of your family participate in?

- 2 Music in the parks
- 1 Community Day
- 1 Bus trips to Pirate Games, Zoo, Museums
- 1 Bus trips to Atlantic City
- 1 Bus Trips to Niagara Falls
- 1 Community softball games
- 1 Bus trip for all ages
- 1 Bike/Walking trail
- 1 Recreation center for teens
- 1 Summer programs in the parks

21. Which current community events do you believe are most successful?

- 62 Halloween Parade, fireman's parade
- 23 Forth of July
- 14 Picnic in the Park (Community Picnic)
- 8 Carmel festival (want it back)
- 6 Kennywood Day
- 3 Bingo
- 3 Library
- 3 Little league/ youth sports
- 2 Easter egg hunt
- 2 senior citizen events
- 1 Veteran and Memorial services
- 1 Churches
- 1 Clean-up Day

23. The Borough is in the process of producing a Comprehensive Plan that will act as a guideline for development into the next ten years. Please describe any changes you would like to see in any aspect of the Borough's development.

- 6 A crack down on junk cars, loose dogs and code enforcement. Improve zoning laws.
- 6 Control/prevent mobile home trailers
- 6 Encourage new development/employment
- 5 More things for our young people, recreation
- 5 Improve Main Street appearance
- 5 Clean streets, add street lights, sidewalks, maintain roads
- 4 Need affordable housing
- 3 Demolish/ take care of vacant buildings
- 2 No low income housing
- 2 Up scale housing on large lots, no crowding
- 2 Improve traffic

continued responses to question 23

- 1 Control commercial signs
- 1 Housing from Fox's Pizza to Ellsworth looks horrific
- 1 Give up unopened roads and alleys
- 1 More than one clean-up day
- 1 Good Chamber of Commerce
- 1 Responsibility of Christmas Lights
- 1 Welcome to Bentleyville billboard
- 1 Historic Society
- 1 Program and study to attract businesses
- 1 Do something about the trains
- 1 Widen Wilson road for a turning lane
- 1 Control taxes
- 1 More senior programs
- 1 Teen recreation programs

24. The Comprehensive Plan is also a plan to improve Borough services. Please include any suggestions you may have to improve Borough services.

- | | |
|--|--|
| 11 Improve police protection | 1 Bentleyville Telephone bills are outrageous |
| 4 Road maintenance | 1 Hire people for what they know not who they know |
| 4 Property Maintenance | 1 Make Boro employees more responsive to resident |
| 3 Snow removal | 1 Improve lighting at Richardson Park |
| 3 Improve park maintenance (Tennis Net) | 1 Time limitations on park activities and burning |
| 3 Animal Control | 1 Welcome wagon |
| 3 local transportation | 1 Improve sewer maintenance |
| 2 Recycling Program, removal of large trash items, furniture, appliances | 1 Replace old waterlines |
| 2 Listen to Citizens | 1 Improve Boro Building |
| 2 Improve sidewalks | 1 More knowledgeable Council |
| 2 Control growth and traffic | 1 Cable Internet access |
| 2 The Fire Department should be separate from the Boro Activities | 1 Reuse Washington School |
| 2 Eliminate school taxes for the elderly | 1 Code enforcement |
| 1 Smaller trucks for garbage removal | 1 younger council members |
| 1 Act on Complaints | 1 Improve Council/ resident communication |
| 1 Taxes payable to one place/person | |

25. What do you think are the key issues facing Bentleyville Borough currently, and what do you think future key issues may be?

11 Property Maintenance, Code Enforcement, lack of zoning enforcement knowledge

8 Attract/ retain young educated professional families

5 Recruit development and jobs at I 70/downtown

4 Improve recreation opportunities for young/old people

3 Maintain and improve Main Street

3 Drug Problems

3 Reduce- control taxes for retired people

3 More employment opportunities

3 Improve Hours/protection for police

3 Employment and education

3 Control growth

2 Off street parking

2 Keep taxes low

2 Money

2 Keep rural atmosphere

2 Improve communication with residents

1 Improve Boro Building

1 Make use of all vacant lots

1 Turn Washington School into multi family

1 Trailer proliferation throughout town

1 Transportation of seniors

1 Park Maintenance, animal control in parks

1 Crime

1 Teen activities

1 Affordable Housing

1 Keep up with changes in business

BENTLEYVILLE TRANSPORTATION STUDY

Introduction

Vehicular traffic in Bentleyville is concentrated on State Route 917. From the Interchange at Interstate 70 to Ellsworth Borough, this road changes names several times. At the Interchange, it is referred to as Wilson Road or Turnpike Road and through the rest of town it is referred to as Main Street. Main Street functions as an arterial road serving all the north to south traffic in Bentleyville as well as a main access to and from Interstate 70 for the residents of Ellsworth and Cokesburg and other locations south of Bentleyville.

The 1967 Plan recommends parallel traffic facilities along Main Street to accommodate "traffic volumes which are already high." The 1967 Plan also recommends the elimination of on-street parking along Main Street. The parallel traffic facility was not constructed however, parking along Main Street has been eliminated and both private and public off-street parking facilities have been constructed.

Main Street and Wilson Road continue to be the main thoroughfare through Bentleyville. This stretch of roadway provides access to almost all the commercial activity, the municipal building and post office, and almost all other streets in Bentleyville.

Reportable Accidents

A review of reportable accidents from January of 1995 to December of 1999 was done including all reportable accidents at intersections, road segments and driveways. Not included in the review were accidents that took place on private property. One hundred seventy (170) accidents were reported in that time period.

72% of all reportable accidents took place on Wilson Road and Main Street. The highest number of accidents at any one location was at the intersection of Washington Street and Main Street where ten (10) accidents occurred. The remaining accidents were distributed along Main Street and throughout the rest of the Borough.

The Accidents have been summarized as follows. Intersections, road segments and driveways with more than three (3) accidents in the five (5) year study period have been listed. All reportable accidents are listed in Appendix B.

Wilson Road and I-70 Ramp	8
Wilson Road and Pilot Entrance	7
Main Street and Johnston Road	6
Main Street and Pittsburgh Road	6
Main Street and Lincoln Avenue	5
Main Street and Washington Street	5
Washington Street and Main Street	5

REPORTABLE ACCIDENT SUMMARY CONTINUED

Beallsville Road and Quarry Road	4
Main Street and Sheetz Entrance	4

Main Street and Beallsville Road	4
Main Street and Oak Street	4
Main Street and Perisol Avenue	4
Main Street and Petersmans Hill Road	3
Main Street and Charleroi Federal	3
Main Street and Oliver Avenue	3
Coal Center Road and Robinson Dairy Road	3
Johnston Road and Main Street	3
Wilson Road and Foodland Entrance	3
Wilson Road and Giant Eagle Entrance	3

In some cases, intersection accidents were reported two different ways, mentioning one street first one time then listing it second another time. For example, there are report entries for Main and Washington as well as for Washington and Main. Combining the two report entries provides a more accurate total for those intersections. Only three intersections had five (5) or more reportable accidents in the study period.

Washington Street – Main Street	10
Johnston Road – Main Street	9
Beallsville Road – Quarry Road	5

The most accidents at one intersection took place at the only signalized intersection in the Borough, Washington Street and Main Street.

Train Crossings

The Pennsylvania Department of Transportation in conjunction with Norfolk Southern has plans to improve the train crossings at Washington Street, Oliver Avenue, and the southern Main Street. The northern Main Street crossing will not be improved. These improvements are anticipated to be constructed during the summer and fall of 2000.

Each of the crossings will be resurfaced with asphalt over a stable base to provide an even surface. The Oliver Street crossing will be raised to eliminate the dip in the road. At the Oliver Street Crossing and the Washington Street crossing new gates and lights will be installed.

These three crossings will be synchronized so that all the gates will close at the same time, preventing traffic from crossing at Main Street and Washington Street when the train starts to cross Oliver Street.

The train is not on any set schedule. Trains hauling coal run based on the output from mining operations in the area. Currently trains travel through the Borough once or twice a day. This frequency fluctuates with three (3) or four (4) trains on some days and no trains on other days.

The trains cross Main Street in two places. These crossings are north and south of the fire station. Most trains are long enough to stop traffic at both of these crossings at one time

often preventing a timely response by the fire department to points north, south and east of the station.

Wilson Road Improvements

The Pennsylvania Department of Transportation also has plans to improve Wilson Road at SR 2040. This improvement will provide additional width to the pavement of Wilson Road to allow trucks to turn from Wilson Road to SR 2040 without leaving the pavement. The contract for the improvements is to be let in the summer of 2000 with construction anticipated before the end of 2000. This improvement is north of the I-70 Interchange would have little impact on the congestion in and around the commercial uses on Wilson Road.

Because of the high volume of traffic between Interstate 70 and Main Street along Wilson Road, there have been thirty-one (31) traffic accidents along this road. As development increases in this area, including Gosai Drive, so too will the traffic volumes.

There are several factors that could be contributing to the number of accidents. In order to correct any of them, PennDOT will require a traffic study. It is in the best interest of the Borough to contact a traffic engineer to study this section of roadway and to work with PennDOT to take the necessary actions to increase the safety of this area.

Traffic Volumes

The 1967 Plan states that "Main Street in Bentleyville, with an average paved width of 22 feet, carries very nearly the same traffic load as Interstate 70 with a 48 foot roadway." This quote from the 1967 plan is followed by comments on the narrowness of Main Street and the fact that through traffic and local business traffic are forced to share Main Street.

A through traffic alternative was proposed in the 1967 plan to divert traffic off Main Street to alleviate the traffic congestion. The through traffic alternative followed McCormick Lane and First Street parallel to Main Street to a point just south of Lincoln Avenue. At that point a new road would be constructed along Pigeon Creek continuing into Ellsworth.

Traffic counts were collected along Main Street and included in the 1967 Plan. No updates to these counts could be provided by the Southwest Planning Commission or PennDOT except for Lincoln Street at Washington Street.

TABLE XXIV MAIN STREET TRAFFIC COUNTS		
LOCATION	1967 DAILY COUNT	UPDATE COUNT
Route 70 (now 917) at the Interstate 70 ramp	1,340	Not Available
Main Street	7,280	Not Available
Bentleyville-Ellsworth Boundary	2,690	Not Available
Lincoln & Washington	Not Available	*9,228
Source: 1967 Regional Comprehensive Plan and the Southwest Planning Commission		
*Factored to 1997		

Offstreet Parking

The 1967 Plan concluded that on-street parking was closely related to the problems in traffic circulation. The plan made specific recommendations for the zoning ordinance of each community in the planning region. The plan also recommended that each community adopt zoning provisions to require that each building constructed provides on-site parking appropriate to the need for parking.

Since the 1976 plan, several off-street parking facilities have been constructed along Main Street by private property owners, as well as by the Borough. Parking is now prohibited on both sides of Main Street increasing the flow traffic through Bentleyville. On-street parking continues to be a problem on almost all the other streets in the Borough.

Most streets in the Borough are narrow and without curbs. Often cars are parked along the shoulder of the street, partially on the pavement and partially on the yard areas. These parked cars reduce the usable width of the street and track mud and dirt onto the paved cartway when they return to the pavement.

The Zoning Ordinance provides off street requirements for 17 different types of new land uses. The Subdivision and Land Development Ordinance requires off street parking facilities to be paved in accordance with the provisions of the Zoning Ordinance. No paving requirements exist in the Zoning Ordinance. There are also no requirements for the location of the parking with respect to yard requirements.

Pedestrian Circulation

There are sidewalks along most of Main Street and along parts of Washington Street and Johnston Road. Many of these sidewalks are in poor condition and road paving is almost at the same elevation as the sidewalk. Sidewalks that are in good condition and are raised above the elevation of the road are more inviting to pedestrian traffic and create a safer environment.

The network of existing sidewalks in the Borough should be reviewed to assure that sidewalks adequately serve common popular destinations. Richardson Park and Carmel Park should be connected to Main Street with sidewalks. The feasibility of connecting high population areas like the Bentley Towers or the Garden Inn with retail business and other services with sidewalks should also be considered.

Sidewalks provide more than a safe mode of transportation for pedestrians. Reduction of vehicles on the roads, reduced pollution and healthier residents are only a few of the benefits of a complete sidewalk network. Social encounters of residents walking are also more frequent than encounters of residents in vehicles and these encounters can result in a more cohesive community. The Borough would benefit from a complete network of sidewalks installed in all of the populated areas.

The recently adopted Subdivision and Land Development Ordinance requires sidewalks in all Major Subdivisions, Minor Subdivisions where sidewalks exist in the same block as the subdivision and for land developments on arterial or collector streets.

A map of existing and possible sidewalk locations appears at the end of this section. The map does not include a complete network of sidewalks but that network should be considered.

Findings and Conclusions

- Ninety-one (91) of the one hundred and seventy (170) reportable accidents between January 1995 and December 1999 involved Main Street.
- Thirty (30) of the reportable accidents between January 1995 and December 1999 involved Wilson Road.
- Improvements to the train crossings are anticipated in the year 2000.
- The train does and will continue to operate on an as needed schedule and not on a regular schedule. The fire department will continue to be land locked on Main Street.
- The PennDOT plans to improve Wilson Road in the year 2000 will take place north of Route 70.
- The Borough should authorize a traffic study of Wilson Road at the Interchange area and work with PennDOT for improvements.
- The available traffic volumes are not adequate to establish any trends.
- Additional sidewalks are needed to establish a net work that connects important places in the Borough.

- Conditions of existing sidewalks should be improved to enhance public safety.
- Of-street parking has improved traffic flow on Main Street.
- Amendments to the Zoning Ordinance are needed requiring paving and design of off-street parking facilities.

TRANSPORTATION GOALS AND OBJECTIVES

Based on the Findings and Conclusions for transportation and the analysis of current and future development the following goals and objectives are proposed.

GOAL: Minimize congestion on Wilson Road.

Objectives: Retain the services of a traffic engineer to establish traffic volumes study and make recommendations for the improvement of Wilson Road. Have that engineer approach PennDOT with recommended improvements and have the engineer pursue with PennDOT the completion of those improvements.

GOAL: Create a safer more complete network of sidewalks.

Objective: Enforce current sidewalk maintenance regulations to make sidewalks safer.

Require the installation of sidewalks in high traffic areas and complete the sidewalk network to areas of the Borough where pedestrians most often frequent like shopping on Wilson Road and the Parks.

Complete the sidewalk network to all populated parts of the Borough.

GOAL: Encourage off street parking for vehicles in the commercial and residential districts.

Objectives: Implement zoning regulations that require commercial land uses to accommodate adequate off street parking for employees and patrons.

Require residential properties to provide paved off street parking to control vehicles parked on the street and eliminate parking in the grass area of yards.

Enforce existing regulations to eliminate junk cars from being parked on residential properties.





Bentleyville Base Map

- Lot Lines
- Water Course
- Roads
- Rail Road

Text Road Names

- Proposed Sidewalks
- Existing Sidewalks

Existing and proposed Sidewalks

FUTURE LAND USE

The future land use plan identifies and reflects current land uses to the extent that current land uses are appropriate; however the future land use plan also reflects the goals of the Borough for guiding future development to appropriate locations and discouraging incompatible existing uses.

Trends in development and zoning appeals have also been reviewed as they relate to the patterns of types of development in the Borough. Most of the land uses in the Borough are compatible. The Bentleyville Zoning District Map provides a scheme of zoning districts with boundaries that are consistent with the majority of existing uses and the existing development patterns. However, there are some areas of the Borough where the zoning map needs to be adjusted to accommodate development and the text of the Zoning Ordinance needs to be amended to include uses in certain districts where they are currently not authorized, but have been allowed by zoning variance.

Some existing land uses do not coincide with the current zoning district map or ordinance text. This is evident in several areas.

- The industrial zone near the interchange “contains” or “is developed for” mostly commercial uses. Many of the uses have received zoning variances to permit the commercial use in the industrial zone.
- The public housing complex off Beallsville Road is a multi-family use in a single family zoning district.
- An island of B-1 zoning exists on Oliver Street to accommodate an auto repair shop creating a concern about spot zoning in a predominantly residential area.

The current Zoning Ordinance only provides for two types or uses, Permitted Uses and Uses by Special Exceptions. A third type of use not included in the Zoning Ordinance is a Conditional Use. These three types of uses are “differentiated” or “distinguished” by the approval process applied to each.

A permitted use is granted by the Zoning Officer based on review of the application to determine compliance with the use and area and bulk requirements of the zoning ordinance. In the case of a use by Special Exception or a Conditional Use, additional express standards and criteria are applied to the application. These standards and criteria are in addition to the usual area and bulk regulations of the Zoning Ordinance and address the specific development concerns associated with a particular use.

In both cases, (use by Special Exception and a Conditional Use), a public hearing is required and conditions and safeguards may be attached to the approval, in addition to those expressed in the ordinance, as may be necessary to implement the purposes of the zoning ordinance. The only difference between the use by Special Exception and the Conditional Use is that the Zoning Hearing Board reviews

applications for uses by Special Exception and Borough Council reviews applications for Conditional Uses.

The Borough should consider changing some of the uses by Special Exception to Conditional Uses, thus giving Borough Council the decision making authority.

Most of the recent non-residential development has taken place in the area surrounding the I-70 interchange. There has been no industrial development in this area in the past ten years. 20% of all Zoning Hearing Board appeals filed between August 1993 and September 1999 have been for commercial uses in the industrial zone.

Residential development has been sporadic. Only one sizable subdivision has been approved in the past ten years and it has not been completed. The majority of new residential construction has taken place on individual lots scattered throughout the Borough.

Wilson Road

The Wilson Road area is zoned I-1 Industrial with some B-2 Commercial. The area should be a mixed commercial district with both traditional commercial uses and industrial uses permitted. Any of the current B-1, B-2 and I-1 uses would be appropriate.

Main Street

Main Street from Wilson Road to Beallsville Road, on both sides, is zoned B-1 Commercial District. There are some differences in the B-1 and B-2 Districts as they are written. The differences in uses are minimal and are displayed on Table XXVI. The most important difference in the two zoning districts is the front yard setback. In the B-2 area, which applies to properties close to the interchange, the setback is 25'; along Main Street it is 0'.

Gibson Road

The existing mini-storage facility and the vacant property on Gibson Road is in the B-2 District where any one of the currently permitted uses for the B-2 District could be developed. Many of these uses such as auto sales and service, offices, wholesale business, and supply yards would generate a degree of traffic that could not be accommodated by the residential nature of Gibson Road. There is concern that the uses permitted in the B-2 district would generate a large amount of traffic as well as truck traffic on Gibson Road that would alter the residential characteristics of the neighborhood.

The existing mini-storage facility generates an insignificant amount of traffic because patrons drop-off and pick-up items at the facility sporadically. There is currently a six (6) ton weight limit placed on the cartway limiting the size of truck permitted on that road. The speed limit posted on Gibson Road is fifteen (15) miles

per hour. The combination of these three things has minimized the impact on residents of that road.

If the recommended zoning changes are adopted the mini-storage facility, as well as the entire east side of Gibson Road would be zoned IDD, Interchange Development District. The expansion of this use on the current site as well as onto an abutting property owned by the current owners of the storage facility would also result in an insignificant amount of traffic. The weight limit on the cartway and the speed limit posted will sufficiently control development in this area and address the traffic concerns of the residents of Gibson Road.

The Borough should pursue a second means of access to the mini-storage facility and the remaining vacant land in this area. It is important in the future development of this area that traffic exits this part of Gibson Road by way of Gosai Drive to Wilson Road. This new traffic pattern will allow heavier trucks to reach the Gibson Road area and provide for greater traffic volumes without altering the residential characteristics of the remainder of Gibson Road.

Beallsville Road

The County Housing Authority has developed townhouses off Beallsville Road in an R-1 Single Family District. The map should be adjusted to reflect that current use. The R-1 District in this area should be changed to R-2.

The R-1 and R-2 districts have identical front, side, and rear yard requirements, as well as the same building height. The differences between R-1 and R-2 are lot width and lot area. R-1 lots are 8,500 square feet in area and 75 feet wide; R-2 lots are 6,000 square feet in area and 60 feet wide.

R-1 and R-2 authorized uses are similar, except that Multiple-Family Dwellings in the R-2 District are a permitted use and Nursing Homes and Planned Residential Developments are authorized a uses by Special Exception. The change from R-1 to R-2 would accommodate the County Housing Authority property and provide additional opportunities for multi-family development.

Oliver Street

There is an auto repair garage that operates on Oliver Street. This area has been specifically zoned to accommodate that use. The commercial classification is not compatible with the residential uses on Oliver Street and the abutting streets. The property should be zoned R-2, similar to the zoning of the abutting properties, and the auto repair garage use would become an "existing non-conforming" use.

Washington Avenue

The former Washington School site is zoned to accommodate multi-family development as a permitted use and nursing homes, schools, colleges and institutions, churches, hospitals and clinics, a municipal building or library, a fire

station or a planned residential development as conditional uses. These are appropriate reuses of the former school building.

Pittsburgh Road

There is a large part of Pittsburgh Road between the residential uses closest to Main Street and the residential uses closest to the I-70 interchange that is zoned A-1 Agriculture. Only two uses exist in this area: a water company building and an outside storage facility for pipes, aggregate, and head stones. Topography in this area poses the greatest development deterrent and may be the reason for the current zoning classification.

Interchange Development District

It is recommended that a new zoning district be created and titled “Interchange Development District (IDD).” This new classification will replace the I-1 Industrial District and the B-2 General Business District for the properties in the vicinity of the Interstate 70 interchange.

The uses permitted in the B-2 and I-1 Districts should be combined into the IDD. To a certain extent a 1989 Zoning Ordinance Amendment # 402 does just that. The amendment was adopted to “amend the Zoning Ordinance so as to include permitted uses and Special Exceptions from the B-2 General Business District as Special Exceptions in the I-1 Industrial District.

The purpose of the IDD is to permit highway commercial uses like restaurants, lodging, retail sales and automotive services as permitted uses, while more intense industrial uses like manufacturing, truck terminals, wholesale establishments and warehousing would be permitted as a Special Exception or Conditional Use with additional development regulations.

The area and bulk regulations for the current I-1 and B-2 and the proposed Interchange Development District (IDD) are as follows:

TABLE XXV COMPARISON OF EXISTING B-2 AND I-1 DISTRICTS AND PROPOSED IDD			
DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MAX. LOT COVERAGE
EXISTING B-2	7,500 SQ FT	50 FT	50%*
EXISTING I-1	10,000 SQ FT	75 FT	50%*
PROPOSED IDD	7,500 SQ FT	75 FT	50%*

* Lot Coverage is not defined by the current Zoning Ordinance.

The Permitted Uses and Uses by Special Exception for the current I-1 and B-2 and the proposed Interchange Development Districts are shown on Table XXVI below.

TABLE XXVI COMPARISON USES IN THE B-2 I-1 AND IDD DISTRICTS						
USE	B-2 DISTRICT		I-1 DISTRICT		IDD DISTRICT	
	P	SE	P	SE	P	SE
ACCESSORY USES	X		X	X	X	
AIRPORTS				X		X
ANIMAL CLINIC	X			X	X	
AUTO SALES, SERVICES & REPAIR	X			X	X	
CHURCHES	X			X	X	
CLUB		X			X	
COMMERCIAL RECREATION	X			X	X	
COMMERCIAL SCHOOLS	X			X	X	
EATING & DRINKING	X			X	X	
ESSENTIAL SERVICES	X			X	X	
FIRE STATION	X			X	X	
HOME AND TRAILER SALES	X			X	X	
JUNK YARDS AND WASTE DISPOSAL				X		X
MANUFACTURING				X		X
MINE VENTILATING AND SHAFTS				X		
MOTELS	X			X	X	
MULTI-FAMILY DWELLINGS		X			X	
MUNICIPAL BUILDING	X		X	X	X	
OFFICES	X		X	X	X	
PERSONAL & PROFESSIONAL SERVICES	X			X	X	
PUBLIC UTILITY BUILDINGS		X		X	X	X
RESEARCH AND TESTING LAB		X	X		X	
RETAIL BUSINESS	X			X	X	
SCHOOLS, COLLEGES, INSTITUTIONS		X			X	
SEWER TREATMENT PLANTS				X		X
STRIP MINING				X		
SUPPLY YARDS	X		X			X
TRUCK TERMINALS				X		X
WAREHOUSING				X		X
WATER RECREATION & STORAGE				X		X
WHOLESALE BUSINESS	X			X	X	
P= Permitted Use SE= Special Exception - = Not Authorized						

Current B-1 Retail Business District

This district is located primarily along both sides of Main Street, from Wilson Road to just past Oliver Street. Main Street has historically served as the downtown commercial district for the Borough. The current authorized business uses include

eating and drinking establishments, offices, personal and professional services, retail businesses and other commercial uses. Multi-family dwellings are authorized as a use by Special Exception.

Many of the existing buildings along Main Street are mixed use buildings with commercial uses on the first floor in the front part of the building and residential uses in the rear and on the upper floors. The Zoning Ordinance should be amended to include these mixed use buildings and even encourage that type of development to provide affordable housing and to allow for the creative reuse of vacant commercial properties.

Agriculture and Single Family Districts

In the Agriculture District, A-1, single family dwellings have a minimum lot size of one acre, except that lots with public sewage may be 10,000 square feet. The lot coverage for single family dwellings in this district is 10% for one acre lots and 20% for 10,000 square foot lots.

The A-1 District is also used to control development in the flood plain areas and in areas with steep slopes. The Zoning District Map shows the A-1 District in the central part of the Borough where agricultural uses make little sense.

Steep slopes are addressed by Section 315 of the Zoning Ordinance. This section identifies steep slopes as any slope over 24%, but does not provide any requirements for the development limitations for these steep slopes. The Zoning Ordinance should be amended regulate development in areas with steep slopes.

Flood Plains are identified by the Zoning Ordinance as "land subject to periodic flooding" and references the Flood Plain Information Study prepared by U.S. Army Corps of Engineers; the Washington County Soil Survey and interpretations by the Pennsylvania Department of Forests and Water, but does not reference the National Flood Insurance Program maps. Section 315 does control the uses that are permitted in the Flood Plain areas. All the authorized uses are open uses like farming and storage and the Ordinance does not permit the construction of any buildings in the flood plain.

In the R-1 Residential District the minimum lot size is 8,500 square feet. There is no adjusted lot size for lots with or without off-lot sewage. The lot coverage in this district is 40%.

Findings and Conclusions

- Many existing land uses do not coincide with the current zoning map or are not harmonious with surrounding uses.
- No Conditional Uses exist in the current Zoning Ordinance. The Special Exception uses in the ordinance require the review of an inexperienced and under staffed Zoning Hearing Board.
- Uses in the I-1 Industrial and B-2 Commercial Districts on Wilson Road should be combined to create one zoning district that provides managed growth in that area.
- The B-1 District that includes most of Main Street functions well.
- Residents on Gibson Road experience disruption from commercial traffic accessing commercial property on that road.
- One property on Oliver Street has been singled out and zoned commercial. This zoning is not harmonious with adjacent residential uses.
- The former school building on Washington Avenue provides a multi-family development opportunity.

LAND USE GOALS AND OBJECTIVES

Based on the Findings and Conclusions of future land use and the analysis of existing land use, the following goals and objectives are proposed.

GOAL: Create a new zoning district to accommodate the current land uses and desired future land uses in the interchange area.

Objectives: Create a new Interchange Development District (IDD) on both sides of Wilson Road from Main Street to Interstate 70.

Authorize most of the permitted uses in B-2 and uses by Special Exception in the I Districts as permitted uses in the new IDD.

Review and amend as needed the current off-street parking requirements for the commercial uses and industrial uses in the proposed IDD.

GOAL: Reduce the impact of commercial traffic on residential properties on Gibson Road.

Objectives: Rezone the property east of the residential properties on Gibson Road to R-1 residential district.

In the event that an alternative route to these properties is achieved and traffic no longer would pass directly in front of the residential properties consider changing the zoning to IDD and R-2.

GOAL: Discourage land uses that are not harmonious with neighboring land uses and accommodate land uses that do not currently comply with zoning regulations.

Objective: Eliminate the spot zoning on Oliver Street and zone the entire street residential.

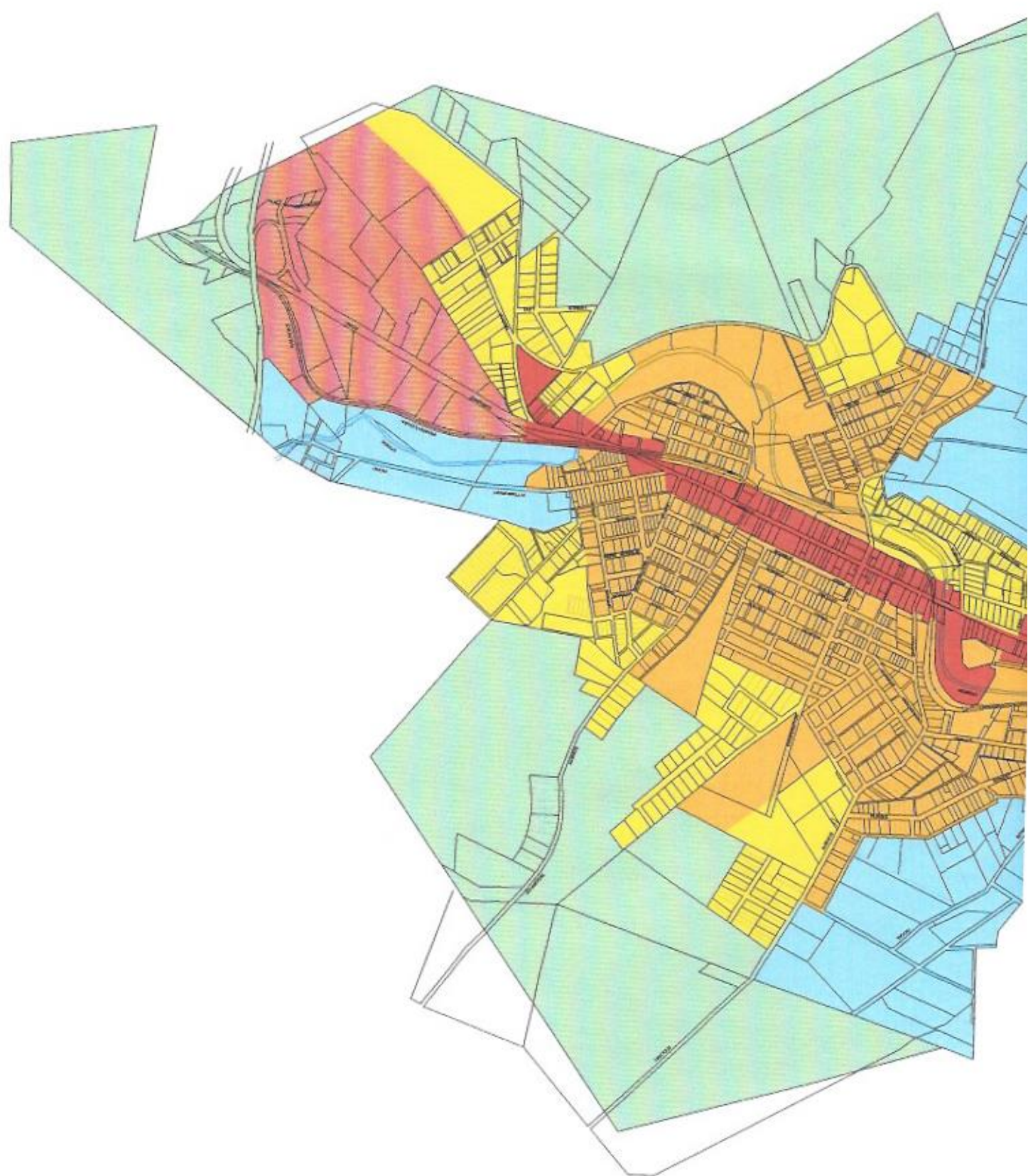
GOAL: Manage future growth in the Borough.

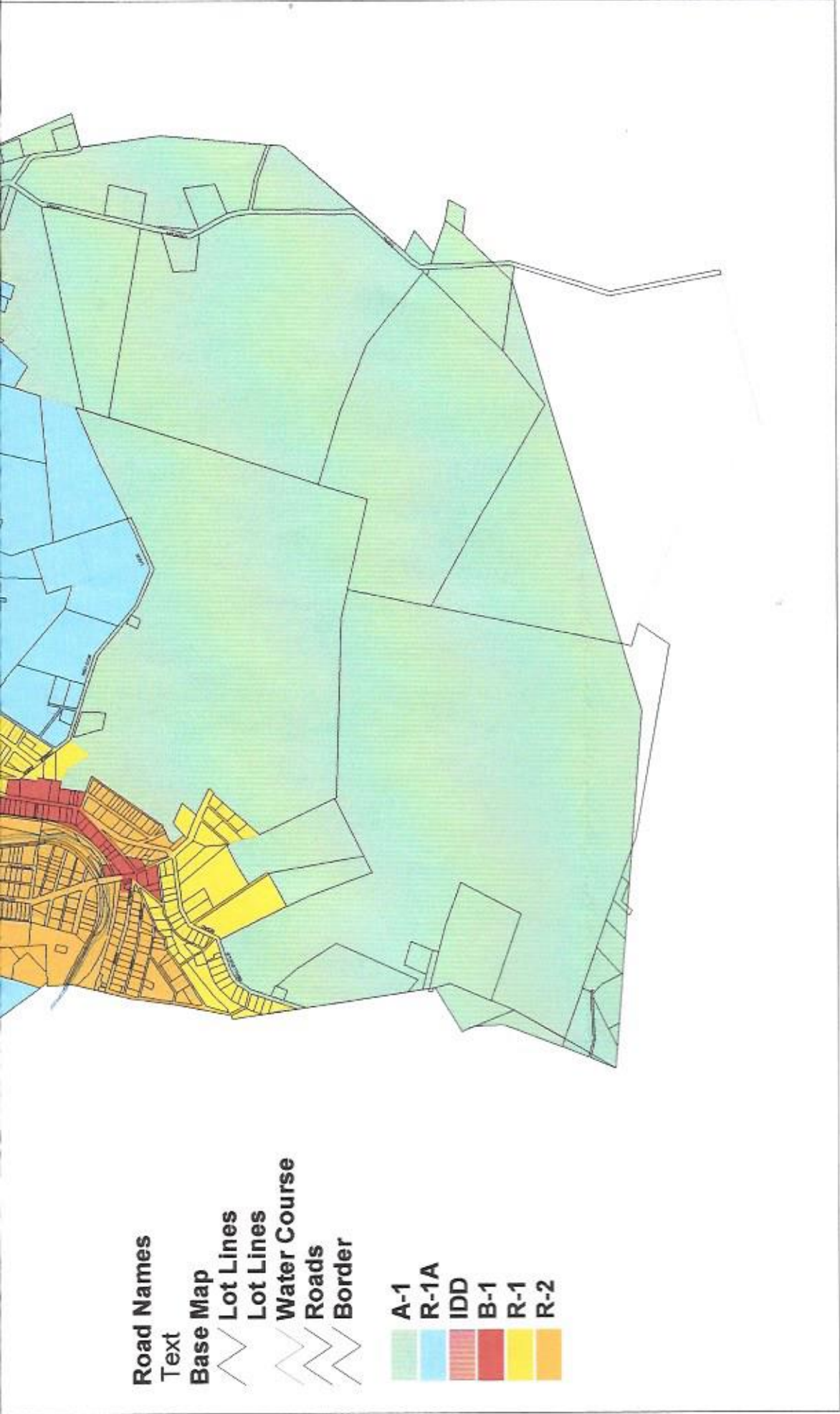
Objective: evaluate zoning scheme to determine whether it promotes growth management

Evaluate area and bulk regulations and development densities to accomplish growth management

Evaluate permitted uses in various zoning districts and eliminate any conflicts and create harmony in all districts

Develop zoning regulations to address development in areas with steep slopes and flood plains.





Bentleyville Future Land Use

Bentlf13.dwg

Text 4

Text 7

Base Map

Lot Lines

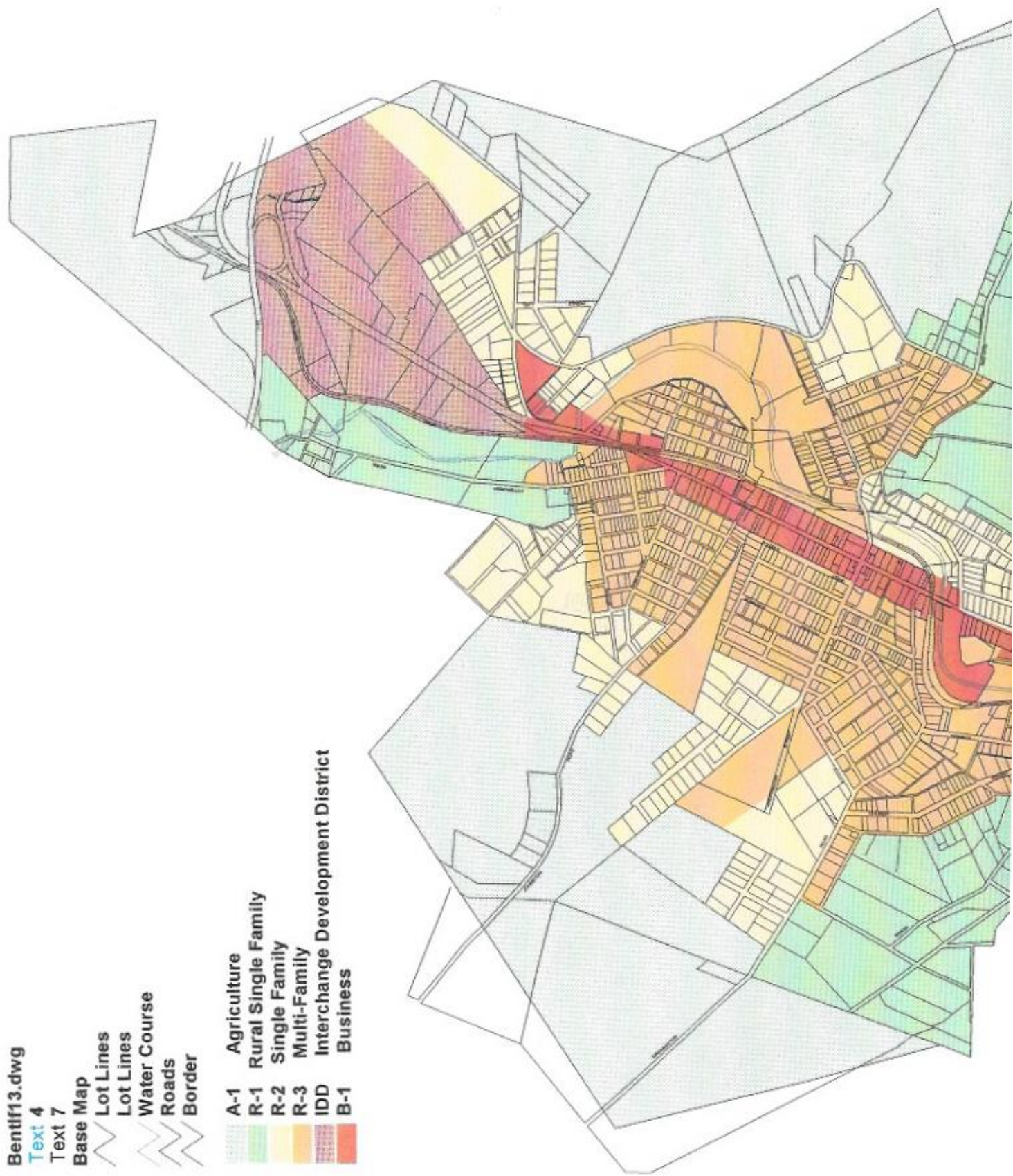
Lot Lines

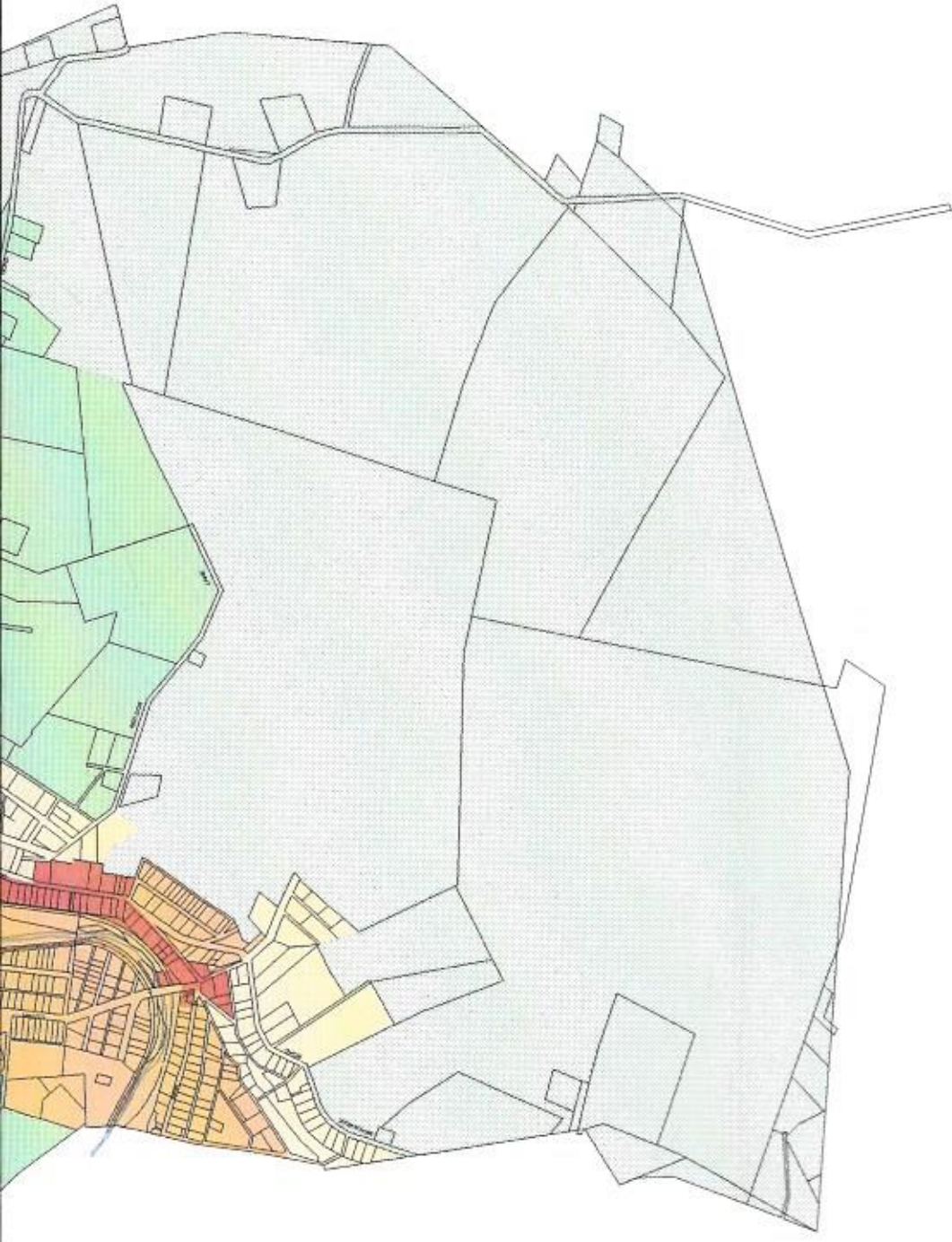
Water Course

Roads

Border

A-1 Agriculture
R-1 Rural Single Family
R-2 Single Family
R-3 Multi-Family
IDD Interchange Development District
B-1 Business





Bentleyville Borough Proposed Zoning District Map

APPENDIX A
BENTLEYVILLE BUILDING PERMITS
JANUARY 1995 TO DECEMBER 1998

DATE	ADDRESS	TYPE OF PERMIT	AMOUNT
1-17-95	105 RICHARDSON AVE	GARAGE	7,500
2-22-95	427 OLIVER	GREENHOUSE	250
3-3-95	700 MAIN STREET	SIGN	
3-6-95	930 MAIN STREET	SIGN	15,000
3-22-95	1213 MAIN STREET	GARAGE	9,200
3-22-95	205 PITTSBURGH ST.	MOBILE HOME	22,900
3-22-95	108 SHORT STREET	SHED	50
4-1-95	205 GIBSON	SIGN	350
4-3-95	1110 MAIN STREET	SIGN	10
4-10-95	930 MAIN STREET	SIGN	225
4-12-95	116 FRANCIS STREET	PORCH ENCLOSURE	1,400
4-18-95	213 LEVEL STREET	MOBILE HOME	24,417
4-20-95	107 MARY STREET	SHED	629
5-8-95	234 HILL STREET	POOL/DECK	1,736
5-9-95	185 WILSON STREET	MC DONALD'S REST.	191,000
5-18-95	205 WOOD STREET	ADDITION	6,500
5-19-95	BURKHART STREET	PORCH ENCLOSURE	6,000
6-1-95	801 MAIN STREET	HANDICAP RAMP	150
6-5-95	121 HELEN STREET	GARAGE	4,500
6-6-95	505 WASHINGTON ST	DECK	4,500
6-19-95	915 MAIN STREET	PORCH ENCLOSURE	14,200
6-22-95	801 MAIN STREET	SIGN	300
6-26-95	804 WASHINGTON ST	PATIO ROOF	2,800
6-27-95	149 MAIN STREET	DEMOLITION	
6-27-95	1315 MAIN STREET	POOL	2,664
7-12-95	107 FRYE AVENUE	DECK	733
7-12-95	116 LANE STREET	MOBILE HOME	680
7-13-95	105 SAULTER AVENUE	DECK	3,000
7-13-95	215 PIERSOL AVENUE	DECK	3,500
7-22-95	111 BERTRAM STREET	POOL	2,000
7-25-95	513 MAIN STREET	SIGN	750
8-2-95	107 BERTRAM STREET	DECK	1,100
8-2-95	158 PIERSOL AVENUE	POOL/SHED/DECK	15,010
8-8-95	205 WILSON ROAD	DEMOLITION	
8-10-95	205 GIBSON ROAD	SIGN	20
8-21-95	312 LINCOLN AVENUE	GARAGE	13,400
9-15-95	201 MARY STREET	PORCH	100
9-18-95	908 MAIN STREET	ADDITION	40,000

DATE	ADDRESS	TYPE OF PERMIT	AMOUNT
9-26-95	205 WILSON ROAD	PILOT TRUCK STOP	2,000,000
9-28-95	155 WILSON ROAD	SIGN	15,800
9-29-95	124 WILSON ROAD	COMMERCIAL BUILDING	80,000
10-4-95	RITE AID PHARMACY	SIGNS	6,000
10-19-95	608 MAIN STREET	COMMERCIAL BUILDING	900,000
10-31-95	301 MAIN STREET	SIGN	1,400
11-1-95	160 WILSON ROAD	LOADING DOCK	16,000
11-8-95	205 GIBSON ROAD	TRAILER OFFICE	800
11-11-95	230 JOHNSTON ST	MOBILE HOME	500
11-20-95	101 GIBSON STREET	SHED	5,000
11-24-95	931 MAIN STREET	SIGN	25
11-27-95	205 GIBSON STREET	SIGN	135
11-27-95	155 WILSON ROAD	SIGN	8,500
11-28-95	205 WILSON ROAD	BILLBOARD SIGN	50,000
11-28-95	205 WILSON ROAD	SIGN	50,000
12-6-95	101 RICHARDSON AVE	PORCH ROOF	2,200
12-21-95	914 MAIN STREET	SIGN	4,630
12-27-95	832 MAIN STREET	SIGN	200
2-13-96	500 LINCOLN AVENUE	ELEMENTARY SCHOOL	7,000,000
2-17-96	811 WASHINGTON ST.	GARAGE ADDITION	4,975
2-23-96	201 BURKHART ST.	DEMOLITION	
2-24-96	LT3-4 PITTSBURGH ST	SINGLE FAMILY HOME	100,000
3-4-96	832 MAIN STREET	DEMOLITION	100
3-17-96	1000 MAIN ST (REAR)	REMODEL 2 ND FLOOR	21,000
3-17-96	1000 MAIN ST	SIGN	100
3-21-96	206 MARY STREET	PORCH/PATIO	1,400
3-22-96	ROSS PROPERTY	DEMOLITION	
3-23-96	126 PITTSBURGH ST.	MOBILE HOME	8,000
3-30-96	112 SMITH STREET	ADDITION/GARAGE	25,000
4-2-96	334 LINCOLN STREET	GARAGE	11,500
4-20-96	817 WASHINGTON ST	GARAGE	16,000
4-21-96	1000 MAIN STREET	OFFICE BUILDING	13,960
4-25-96	MIHALSKY PROPERTY	BILL BOARD SIGN	33,000
4-26-96	217 OLIVER AVENUE	PORCH	600
4-26-96	ACME MINE PROP.	STORAGE BUILDING	34,000
4-29-96	RITE AID/ FOODLAND	SIGN	6,000
5-5-96	14 SALANA ST.	POOL	1,388
5-9-96	832 MAIN STREET	ENTRANCE ROOF	2,000
5-16-96	134 PITTSBURGH ST	POOL/DECK	3,900
5-21-96	102 SOUTH MAIN ST.	PORCH ENC/ DECK	2,500
5-22-96	GIANT EAGLE PLAZA	LOADING DOOR	4,000
7-15-96	204 LINCOLN	PATIO ROOF	600
7-18-96	108 RUSSIA AVENUE	SHED	900

DATE	ADDRESS	TYPE OF PERMIT	AMOUNT
7-18-96	MAIN STREET	SIGN	800
7-25-96	PILOT TRUCK STOP	TRUCK WASH	300,000
8-1-96	158 PIERSOL AVENUE	RENEW PERMIT	32,000
8-8-96	PILOT TRUCK STOP	SIGN	19,000
8-24-96	116 SHADY AVENUE	POOL-DECK	1,000
10-1-96	124 WILSON ROAD	NEW COMM BUILDING	80,000
10-3-96	14 SALENA STREET	SHED	500
10-7-96	224 HILL STREET	ADDITION & SHED	25,000
10-15-96	KENITH MELENYZER	TOWER	50,000
10-31-96	160 HILL STREET	SHED	2,200
1-8-97	503 WASHINGTON AV	DEMOLITION	2,500
2-5-97	MICHALSKI FARM	TOWER	60,000
2-6-97	124 PITTSBURGH ST	DEMOLITION	200
2-6-97	308 LINCOLN AVE	DEMOLITION BARN	200
2-14-97	219 WILSON ROAD	COMM REMODEL	20,000
2-15-97	PITTSBURGH ST	DEMOLITION	2,000
2-19-97	124 PITTSBURGH ST	ADDITION	20,000
3-11-97	205 GIBSON STREET	ADDITION	1,500
3-11-97	101 BURKHART ST	ADDITION	15,000
3-25-97	115 GIBSON ROAD	SINGLE FAMILY HOME	32,500
4-3-97	207 RUSSIE AVE	POOL	3,000
4-7-97	112 SMITH STREET	ADDITION	
4-8-97	126 PITTSBURGH ST	MOBILE HOME	8,000
4-11-97	MICHALSKI PROP.	SIGN	33,000
4-12-97	105 THIRD STREET	GARAGE	200
4-12-97	833 MAIN STREET	SIGN	2,000
4-14-97	105 SAUTTLERS AVE	DECK	
4-21-97	113 SHADY AVENUE	GARAGE	12,000
4-28-97	WILSON ROAD	DOCTORS OFFICE	101,000
5-3-97	261 JOHNSTON ROAD	SINGLE FAMILY HOME	65,000
5-12-97	230 BERKHART AVE	POOL	20,000
5-13-97	226 PIERSOL AVENUE	SHED	1,000
6-97	CAR LOT MAIN ST	SIGN	3,000
6-2-97	124 SMITH ST	ADDITION	15,000
6-2-97	611 WASHINGTON ST	GARAGE	14,000
6-2-97	107 SECOND STREET	POOL	1500
6-2-97	109 FRYE STREET	SHED	3,000
6-23-97	136 PITTSBURGH ST	CAR PORT	2,500
6-24-97	416 MAIN STREET	PORCH	300
6-30-97	105 THIRD STREET	POOL	4,200
7-1-97	205 GIBSON ROAD	HEAD START CENTER	
7-7-97	103 SMITH STREET	DECK/POOL	1,000
7-12-97	108 PIERSOL ROAD	POOL/DECK	4,000

DATE	ADDRESS	TYPE OF PERMIT	AMOUNT
7-22-97	112 LINCOLN	GARAGE	3,800
7-23-97	150 WILSON	RENOVATIONS	54,018
8-1-97	158 PIERSOL	RENEW PERMIT	
8-2-97	322 LINCOLN	SHED	1000
8-16-97	LINCOLN AVENUE	SINGLE FAMILY HOME	50,000
8-21-97	102 MAIN STREET	DECK/PORCH	2,500
9-11-97	123 SAULTERS	ADDITION	5,000
9-11-97	103 SPRING	ADDITION	7,000
9-15-97	208 MARY STREET	SINGLE FAMILY HOME	60,000
9-30-97	155 WILSON	ADDITION/REMODEL	1,711,000
10-17-97	195 WILSON	NATIONAL CITY BANK	420,000
10-22-97	112 SAULTERS	SHED	3,700
10-23-97	126 PITTSBURGH ST	PORCH	400
11-25-97	401 MAIN STREET	ADDITION/REMODEL	17,200
1-27-98	400 FRYE AVENUE	MOBILE HOME	5,000
2-13-98	124 PITTSBURGH ST	PORCH/ GARAGE	
2-18-98	402 WASHINGTON ST	SIGN	2,000
2-20-98	16 SALENA DRIVE	SINGLE FAMILY HOME	80,000
3-11-98	401 MAIN STREET	SIGN	300`
3-11-98	318 S MAIN STREET	TAKE OUT FOOD	750
3-27-98	107 FRYE	DECK	175
3-31-98	813 WASHINGTON AVE	SHED	400
3-31-98	MAIN STREET	SIGN	
3-31-98	932 MAIN STREET	SIGN	400
3-31-98	LT3-4-5 JOHNSTON RD	SINGLE FAMILY HOME	60,000
3-31-98	LT 6-7 JOHNSTON RD	SINGLE FAMILY HOME	60,000
4-6-98	721 MAIN STREET	SIGN	
4-18-98	113 HELEEN	GARAGE	500
4-27-98	104 LACKAWANNA	GARAGE	15,000
5-2-98	204 FRYE AVENUE	ADDITION/PORCH	3,000
5-5-98	613 WASHINGTON ST	DECK	1,000
5-6-98	721 MAIN ST	PARKING LOT	
5-14-98	205 JAMES STREET	SINGLE FAMILY HOME	65,000
5-30-98	134 PITTSBURGH ST	DECK	1,000
6-8-98	200 HILL STREET	SINGLE FAMILY HOME	40,000
6-19-98	116 SHADY AVENUE	GARAGE	3,000
7-11-98	213 JOHNSTON ROAD	ADDITION	15,000
8-5-98	307 SYACOMORE	POOL	4,000
8-13-98	125 BERTRAM ST	DEMOLITION	1,500`
9-16-98	LT 20-21 PITTSBURGH	DEMOLITION	7,000
9-22-98	WILSON ROAD	DOLLAR STORE	180,000
9-30-98	JOHNSTON & FIRST	DEMOLITION CHURCH	1,000
9-30-98	WILSON ROAD	FAMILY PRACTICE CENT	400,000

DATE	ADDRESS	TYPE OF PERMIT	AMOUNT
10-7-98	105 LEVEL STREET	SHED	600
10-10-98	112 BENTLEY AVENUE	SHED	800
10-16-98	MEADOW DRIVE	SINGLE FAMILY HOME	
11-9-98	WILSON ROAD	DOLLAR STORE SIGN	1,900
11-19-98	241 JOHNSTON	DEMOLITION	1800

Appendix B
Reportable accidents January 1995 to December 1999

Bentleyville Borough Reportable Accidents Summary January 1995 through December 1999		
Beallsville Road	At	Cherry Street
Beallsville Road	At	The Apartments
Beallsville Road	And	Quarry Road
Beallsville Road	And	Pine Drive
Beallsville Road	And	Forrest road
Beallsville Road	And	Quarry Road
Beallsville Road	And	Main Street
Beallsville Road	And	Cherry Street
Beallsville Road	And	Quarry Road
Beallsville Road	And	Johnston Road
Beallsville Road	Near	Pink
Beallsville Road	And	Main Street
Carmine Road	And	Petersmans Hill Road
Coal Center Road	And	Robinson Dairy
Coal Center Road	And	Robinson Dairy Road
Coal Center Road	And	Huber Lane
Coal Center Road	And	Robinson Dairy
Coal Center Road	At	Address 106
Frye Road	At	Address 305
Frye Road	And	Washington Street
Garden Alley	At	Post Office Lot
Garden Alley	And	Rosevelt Street
Garden Alley	And	Post Office Lot
Garden Alley	And	Mentally Ill Home
Garden Alley	At	Mental Health Home
Huber :Lane	At	Address 106
Johnston Road	And	McCormick Road
Johnston Road	And	Main Street
Johnston Road	And	Main Street
Johnston Road	At	Address 205
Johnston Road	And	McCormick Road
Johnston Street	And	Main Street
Kremer Street	And	Saulters Avenue
Lincoln Avenue	At	A Driveway
Lincoln Avenue	At	Address 338
Lincoln Avenue	And	Hill Street
Lincoln Avenue	And	Oliver Avenue
Lincoln Avenue	At	High School
Lincoln Avenue	At	High School Entrance

Lincoln Avenue	And	Main Street
Lincoln Road	And	Oliver Street
Lincoln Road	At	Address 106
Main Street	And	Oak Street
Main Street	And	Washington Street
Main Street	At	Bosovich Insurance
Main Street	And	Oak Street
Main Street	And	Washington Street
Main Street	At	Address 704
Main Street	And	Brown's Service Station
Main Street	And	Crestview Drive
Main Street	At	Municipal Building
Main Street	At	Sheetz Entrance
Main Street	At	Address 932
Main Street	And	Lincoln Avenue
Main Street	And	Oliver Avenue
Main Street	And	Washington Street
Main Street	And	Bealsville Road
Main Street	At	Charleroi Federal
Main Street	At	Train Crossing
Main Street	At	Family Dollar Entrance
Main Street	At	Church Lot
Main Street	And	Monogahelia Avenue
Main Street	At	Bentleyville Phone Co
Main Street	At	Train Crossing
Main Street	And	Pittsburgh Road
Main Street	And	Lincoln Avenue
Main Street	At	National City Entrance
Main Street	At	Bodgewick's Car Detail
Main Street	And	Perisol Road
Main Street	And	Beallsville Road
Main Street	And	Petersmans Hill Road
Main Street	And	Wilson Road
Main Street	And	The Municipal Building
Main Street	And	Johnston Road
Main Street	And	Lincoln Road
Main Street	And	Train Crossing
Main Street	At	Address 824
Main Street	And	Pittsburgh Road
Main Street	And	Lincoln Road
Main Street	Near	Bealsville Road
Main Street	At	McDonald's Entrance
Main Street	Near	Johnston Road
Main Street	And	Beallsville Road

Main Street	And	Pittsburgh Road
Main Street	At	Funeral Home
Main Street	At	200 Block
Main Street	And	Perisol Road
Main Street	And	Johnston Road
Main Street	And	Main Street
Main Street	At	Charleroi Federal
Main Street	At	Charleroi Federal
Main Street	Near	Address 317
Main Street	At	Construction Site
Main Street	At	Independance Club
Main Street	And	Washington Street
Main Street	At	Citco Gas Station
Main Street	And	Petersmans Hill Road
Main Street	And	Perisol Road
Main Street	And	Johnston Road
Main Street	And	Pittsburgh Road
Main Street	And	Petersmans Hill Road
Main Street	And	Train Crossing
Main Street	At	200 Block
Main Street	And	Lincoln avenue
Main street	At	Sheetz Entrance
Main Street	and	Oak Street
Main Street	And	Oak Street
Main Street	And	Oliver Avenue
Main Street	Near	East Street
Main Street	And	Pittsburgh Road
Main Street	And	Washington Street
Main Street	And	Pittsburgh Road
Main Street	At	True Value Entrance
Main Street	At	Powell's Auto Body
Main Street	And	Persoil Avenue
Main Street	At	Sheetz Entrance
Main Street	And	Johnston Road
Main Street	And	Johnston Road
Main Street	And	Oliver Avenue
Main Street	At	Address 411
Mary Street	And	Hazel Street
Mary Street	And	Main Street
Oliver Avenue	And	Main Street
Oliver Avenue	And	Wood Street
Pittsburgh Street	And	Smith Street
Pittsburgh Street	At	A Pole
Pittsburgh Street	And	Main Street

Pittsburgh Street	And	Circle Road
Pittsburgh Street	And	Main Street
Pittsburgh Street	And	Ames Avenue
Quarry Road	Near	Bealsville Road
Short Alley	And	McCormick Road
Washington Street	And	Bentley Road
Washington Street	And	Main Street
Washington Street	And	Frye Street
Washington Street	And	Main Street
Washington Street	And	Main Street
Washington Street	And	Main Street
Washington Street	At	Helping Hands Entrance
Washington Street	And	Main Street
Wilson Road	And	I 70 Ramp
Wilson Road	And	Foodland Entrance
Wilson Road	At	Foodland Entrance
Wilson Road	At	Foodland Entrance
Wilson Road	And	I 70 Ramp
Wilson Road	And	I 70 Ramp
Wilson Road	And	I 70 Ramp
Wilson Road	At	Hardee's Entrance
Wilson Road	At	Rite Aid Entrance
Wilson Road	At	Rite Aid Entrance
Wilson Road	At	I 70 Ramp
Wilson Road	At	Pilot Entrance
Wilson Road	And	Hardee's Entrance
Wilson Road	At	McDonald's Entrance
Wilson Road	At	Giant Eagle Entrance
Wilson Road	And	Main Street
Wilson Road	And	Pittsburgh Street
Wilson Road	At	Giant Eagle Entrance
Wilson Road	At	Giant Eagle Entrance
Wilson Road	And	Pilot Entrance
Wilson Road	At	Pilot Entrance
Wilson Road	And	I 70 Ramp
Wilson Road	At	Pilot Entrance
Wilson Road	And	Pilot Entrance
Wilson Road	At	Pilot Entrance
Wilson Road	At	McDonald's Entrance
Wilson Road	And	I 70 Ramp
Wilson Road	At	Pilot Entrance
Wilson Road	At	Burger King Entrance
Wilson Road	And	I 70 Ramp