

## **Brighton Township Planning Commission 2015 Annual Report**

The Brighton Township Planning Commission was created by Township Ordinance, which sets the terms of membership and establishes the powers and duties of the Commission. Members of the Commission serve as volunteers, and are appointed by the Board of Supervisors to review land use proposals, such as subdivision and land developments, and make recommendations on their adoption to the Board. They also develop and review amendments to the Township's land use codes. The Commission holds monthly meetings to conduct all business. The Commission welcomes all input from residents on the Township's land use policies and other matters that fall under their review. The Commission's goal is to maintain and improve the character of the Township.

Following is a brief summary of the Commission's formal activities during 2015.

### **2015 Commission Members:**

Jeffrey S. Maze, Chairman  
William L. Snider, Vice Chairman  
Tim O'Brien, Secretary  
Mark Piccirilli  
Michael Purton  
Jenny Strang  
John A. Weber

Kathryn L. Johnston, Solicitor

### **Subdivision Application Plan Reviews:**

- |  |            |
|--|------------|
| 1. Plan of Subdivision for Audrey H. Sheline & Cynthia L. Sheline  | 2 Lots *@  |
| 2. Plan of Lot Revision for Richard S. & Margaret H. Crumrine and<br>Tusca Area Reformed Presbyterian Church | 2 Lots **@ |
| 3. Crumrine Lot Consolidation – Consolidating Lots 202 & 203   | 1 Lot @    |

@ Denotes final approval granted by Board of Supervisors - plan recorded.

\* Denotes 1 lot with existing dwelling.

# Denotes lot with non-building waiver

### **Land Use Ordinance Preparation:**

**Zoning Code Amendment:** The Planning Commission worked with the Cohen Law Group to revise and restate the Township's zoning regulations as they apply to communication antennas and towers. Part of the mission was to address the placement of facilities within the public right of ways and to encourage co-locations. The new regulations were adopted by the Board of Supervisors as Ordinance No. 198.

Stormwater Ordinance: To comply with PA DEP stormwater management requirements and the Township's NPDES permit for its stormwater facilities, a Stormwater Management Ordinance, including Prohibited Discharges, was prepared. The ordinance regulates stormwater discharges with the goal of improving water quality. The new regulations were adopted by the Board of Supervisors as Ordinance No. 197 establishing Township Code Chapter 173.

Subdivision & Land Development Code Amendment: The Subdivision and Land Development Code was amended to remove existing regulations for stormwater management, as those regulations are now contained within a free-standing Stormwater Management Code. The changes were made and adopted by the Board of Supervisors as Ordinance No. 199.

Floodplain Ordinance: A revised and restated Floodplain Ordinance was prepared and adopted with an effective date of August 17, 2015 to comply with the revised FEMA floodplain mapping and to remain compliant with the Nation Flood Insurance Program (NFIP). The regulations were adopted by the Board of Supervisors as Ordinance No. 195.

Zoning Code Amendment: During 2015 the Commission initiated a review of the Zoning Code to discuss and recommend Code changes relating to uses where alcohol could be served. This is in response to the passing of a referendum ballot question by the voters of the Township that permits the granting of liquor licenses for the sale of liquor within the Township.

### **Other Business Items**

Township Greenway and Trail Plan: The PA DCNR has awarded a grant to the Township for the preparation of the Greenway and Trail Plan. Mr. O'Brien is the Planning Commission's appointee serving on the Study Committee. The Study Committee conducted community meetings for public input and held several other meetings throughout the year. The plan identifies locations recommended for conservation or public easements. The plan will be concluded in 2016.