

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF APRIL 4, 2016

Mr. Snider called the April 4, 2016 meeting of the Brighton Township Planning Commission to order at 7:32 P.M. The meeting was located in the Brighton Municipal Township Building, 1300 Brighton Road, Beaver, PA.

PRESENT: William L. Snider, Vice-Chairman
John A. Weber, Secretary
Nathan Allen
Mark Piccirilli
Jenny Strang

STAFF: Bryan K. Dehart, Township Manager
Kathryn L. Johnston, Solicitor

ABSENT: Jeffrey S. Maze, Chairman

VISITORS: Todd W. Groff, 800 Beacom Drive

Minutes of the March 7, 2016 Regular Meeting: Mr. O'Brien made a motion, seconded by Mr. Weber, vote unanimous, to approve the minutes of the March 7, 2016 Regular Meeting.

Conditional Use Application for Tower Based Wireless Communication Facility:
The Board of Supervisors granted conditional use approval to Elevated Properties for the construction of a Tower Based Wireless Communication Facility on Tax Parcel No. 55-152-0135.000, 4270 Dutch Ridge Road owned by William B. & Sandra Kay Sheerin. A signed decision has been submitted. The written decision was consistent with the recommendations of the Planning Commission.

Township Greenway and Trail Plan: No follow up meeting has been scheduled to date. Mr. Dehart told the Commission that he spoke with John Buerkle of Pashek Associates about proceeding with plan adoption and Mr. Buerkle has sent information for review.

Grading and Excavating Ordinance: The proposed Grading and Excavating Ordinance (Chapter 104) has been advertised for consideration of adoption by the Board of Supervisors at their meeting of April 11, 2016.

Chapter 173 Stormwater Management: The Ordinance to amend Chapter 173 regulating Stormwater Management and MS4 Prohibited Discharges has been advertised for consideration of adoption by the Board of Supervisors at their meeting of April 11, 2016.

The Small Development Stormwater Management Plan Application will also be adopted and become effective thereafter.

Brighton Township Minimum Construction Standards and Details: The manual of Minimum Construction Standards and Details will be presented for consideration of adoption by the Board of Supervisors by Resolution at their meeting of April 11, 2016.

Subdivision and Land Development Code Amendments: The Board of Supervisors has scheduled a Public Hearing at 6:15 P.M. on April 11, 2016 on the ordinance to amend Chapter 180 Subdivision and Land Development. The ordinance has also been advertised for consideration of adoption by the Board of Supervisors at their meeting of April 11, 2016 following the public hearing.

Zoning Code Amendments: The Board of Supervisors has scheduled a Public Hearing at 6:30 P.M. on April 11, 2016 on the ordinance to amend Chapter 195 Zoning. The ordinance has also been advertised for consideration of adoption by the Board of Supervisors at their meeting of April 11, 2016 following the public hearing.

Mr. Groff questioned the parking requirements for Bar/Tavern and Nightclub, which requires one parking space for each four SF of net floor area devoted to seating on stools or standing area, plus one parking space for each 50 SF of net floor area devoted to seating at tables with chairs. Mr. Dehart said that the parking was based on the occupancy requirements under the Uniform Construction Code for similar use. The parking requirements for a restaurant are different. Mr. Groff asked about a mixed use establishment such as a hotel with a restaurant and bar area. Mr. Dehart said that each use would have the parking areas calculated separately. The Commission agreed that each establishment should be able to accommodate their required parking on site, which is why the new parking requirements are being established.

Additional Business: Mr. Dehart reviewed the zoning regulations for signs, and the distinction between a Changeable Copy Sign and a Digital Message Display. A Changeable Copy Sign permits messages, but not photo or video like displays. Mr. Dehart reviewed a proposed sign application from GCU that shows the use of a photo display in combination with a message display. He said it is his opinion that the use of photos would not be permitted in the UD Zoning District, which only permits Changeable Copy Signs. The sign company has said that the photos would be stationary and there would be no visual effects of motion. The applicant has asked if there was consideration by the Township to change the definition of a Changeable Copy Sign to permit the use of stationary photo displays in combination with the message display. The Commission said they would give consideration to such a change, and asked the Solicitor to prepare a proposed language change for review and consideration.

Mr. Dehart said that he would like the Commission to consider changes to the SC-1 Special Conservation District to remove the requirement for a conditional use approval on certain applications, and reference the new Code sections for Grading and Excavation and Stormwater Management instead now that those are or will be independent Code sections. Mr. Dehart and Ms. Johnston will review the language and propose changes for consideration by the Commission.

Adjournment: Mr. Weber made a motion, seconded by Ms. Strang, vote unanimous to adjourn the meeting at 8:18 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager