

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF AUGUST 3, 2015

Mr. Maze called the August 3, 2015 meeting of the Brighton Township Planning Commission to order at 7:30 P.M. The meeting was located in the Brighton Municipal Township Building, 1300 Brighton Road, Beaver, PA.

PRESENT: Jeffrey S. Maze, Chairman
William L. Snider, Vice-Chairman
Tim O'Brien, Secretary
Mark Piccirilli
Michael Purton

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

ABSENT: Jenny Strang
John A. Weber

No visitors were present.

Minutes of the July 6, 2015 Regular Meeting: Mr. O'Brien made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the minutes of the July 6, 2015 Regular Meeting.

Township Greenway and Trail Plan: The last meeting of the Study Committee was on July 28, 2015. Mr. Dehart reported that the Committee discussed implementation strategies to achieve the visions established with the Greenways and Trails Plan. These strategies included items discussed by John O. Buerkle, Jr., President of Pashek Associates, when he attended the July meeting. and discussed methods to achieve the visions established with the Greenways and Trails Plan. These include use of the official map process, revisions to development codes, a Complete Streets Policy, a Conservation of Natural Resources Ordinance, and the use of Conservation Easements among other items.

Mr. Dehart said that the Township Engineer is planning to attend the next meeting of the Commission to discuss a grading ordinance. These regulations will become free standing and removed from the Subdivision and Land Development Code. These regulations are part of what may typically be included within a Conservation of Natural Resources Ordinance.

The Commission has seen some of these documents and can decide when they wish to begin reviewing the draft documents that have been provided by Pashek. The Study Committee will schedule a public meeting to review draft plans and strategies.

Communication Antennas & Towers: The Board of Supervisors will conduct a public hearing on the proposed Zoning Code Amendment to regulate wireless communication facilities at 6:15 P.M. on August 10th. The Commission was provided with a copy of the Beaver County

Planning Commission review comments. Mr. Dehart said the regular meeting of the Board of Supervisors will follow the Public Hearing and the ordinance can be acted upon at that time.

Amendment to the Subdivision & Land Development Code: The Board of Supervisors will conduct a public hearing on the proposed Subdivision & Land Development Code Amendment to repeal stormwater management regulations at 6:15 P.M. on August 10th. The Commission was provided a copy of the Beaver County Planning Commission review comments. The Ordinance repeals Sections 180-38 and 180-91 of the Subdivision and Land Development Code and refers to Chapter 173, which is the Stormwater Management and Prohibited Discharges ordinance recently adopted by the Township.

Mr. Snider made a motion, seconded by Mr. Purton, vote unanimous, to recommend approval of the ordinance to amend the Subdivision & Land Development Code to repeal stormwater management regulations.

Mr. Dehart said the regular meeting of the Board of Supervisors will follow the Public Hearing and the ordinance can be acted upon at that time.

Additional Business. At the July meeting there was a brief discussion of possible changes needed to the Township Zoning Code to be prepared for possible development and land use impacts that could occur as a result of the potential Shell development in Potter Township and the recently passed referendum permitting the sale of alcohol. The Commission discussed temporary housing such as campgrounds, boarding rooms and extended stay facilities. Definitions may need to be added for night clubs, or other types of uses that serve alcohol.

Adjournment: Mr. Purton made a motion, seconded by Mr. Piccirilli, vote unanimous to adjourn the meeting at 8:20 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager