

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF FEBRUARY 1, 2016

Mr. Maze called the February 1, 2016 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
John A. Weber, Secretary
Nathan Allen
Tim O'Brien
Mark Piccirilli

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

ABSENT: Jenny Strang

VISITORS: Three visitors were in present: William Sheerin, owner of Tax Parcel No. 55-152-0135.000, 4270 Dutch Ridge Road, Jim Rickard of Verizon Wireless and Matt Walker of Elevated Properties, LLC to present the Conditional Use Application for Tower Based Wireless Communication Facility.

Minutes of the January 5, 2016 Reorganization and Regular Meeting: Mr. Weber made a motion, seconded by Mr. O'Brien, vote unanimous, to approve the minutes of the January 5, 2016 Reorganization and Regular Meeting.

Township Greenway and Trail Plan: The second community-wide public meeting for the Greenways and Trails Plan was conducted on September 28th. No follow up meeting has been scheduled to date. Mr. Dehart told the Commission that he and John Buerkle of Pashek Associates met with the Western Pennsylvania Conservancy (WPC) to discuss plan implementation and conservation strategies. The WPC shared their experience in this area and is going to assist with some budgeting estimates. Mr. Dehart said that a meeting of the Study Committee will be scheduled soon.

Grading Ordinance: A first draft of the Grading Ordinance prepared by the Township Engineer's office was distributed. This ordinance is a revision to Article XIX in the Subdivision & Land Development Code. It is being made free-standing, much like the Stormwater Management regulations were. Mr. Dehart noted that this change will also precipitate changes to the Zoning Code and the Subdivision & Land Development Code. Mr. Maze said that within the Section 104-6 Exceptions the Township may want to increase the 100 cubic yards to a greater number. He will review the draft ordinance in more detail and provide comments.

Conditional Use Application for Tower Based Wireless Communication Facility:

William Sheerin, Jim Rickard of Verizon Wireless and Matt Walker of Elevated Properties, LLC were in attendance to present the Conditional Use Application for Tower Based Wireless Communication Facility on Tax Parcel No. 55-152-0135.000, 4270 Dutch Ridge Road. The Board of Supervisors has scheduled a public hearing on the application at 7:00 P.M. on February 22nd.

Mr. Rickard reviewed the propagation maps that are included within the Conditional Use application to demonstrate existing Verizon Wireless network coverage and coverage that could be attained with the construction of the proposed 190-foot tower on the Sheerin property. He noted that the objective is to provide 4G coverage along the I-376 corridor and surrounding residential areas along Dutch Ridge Road and Tuscarawas Road west of the I-376 area. He noted that the existing tower at the State Police site, 1400 Brighton Road is at capacity and not available for additional service providers. The Commission asked that similar propagation maps be provided for the Brighton Township Municipal Authority water tank sites at Dawson Ridge and Gypsy Glen Road. Mr. Richard said that Verizon Wireless had performed a radio-frequency compliance evaluation to demonstrate compliance with FCC guidelines for non-interference. There will be no lighting on the tower.

Mr. Walker noted that the monopole tower is being constructed to provide space for additional carriers. The plans show that up to three carriers could be located on the tower. It is possible to add additional carriers if there is a need, but the tower would at that time required additional structural changes. The tower is designed to collapse on itself within a 65-foot radius. The site plan was reviewed. Mr. Walker noted that a Penn D.O.T. highway occupancy permit has been secured for the access driveway from Dutch Ridge Road. The total earth disturbance at the site is less than 1-acre.

Mr. Walker said that he consulted with Mr. Sheerin on the tower location to minimize impact upon possible future development of the 36-acre property, which is zoned C-2 Highway Commercial.

Messrs. Rickard, Walker and Sheerin left the meeting following the presentation of the conditional use application.

Zoning Code Amendments: The Solicitor distributed and reviewed a draft ordinance to amend the Township Zoning Code that incorporates prior review comments of the Commission. The updates to the Zoning Code were initiated to address possible uses that could occur now that liquor licenses can be issued within the Township, and to address possible uses for transient workers. The changes include definitions for Banquet Facility, Bar/Tavern, Boarding House, Nightclub and Restaurant. The definition of Bed-And-Breakfast was also amended. The parking regulations and zoning regulations for each of these uses has been prepared. Boarding House has been added as a conditional use within the R-1 and R-2 zoning districts. Within the UD District Bed-and-Breakfast and Boarding House have been added as permitted uses and Banquet Facility has been added as a conditional use. Within the C-1 District Banquet Facility and Bar/Tavern has been added as a conditional use. Within the C-2 District Banquet Facility, Bar/Tavern and Nightclub have been added as a conditional use. Ms. Johnston reviewed the zoning regulations that apply to each use, including the parking requirements. For a Boarding House a minimum

stay of 14 nights was determined by the Commission. Within the regulations for Nightclub language was added to require doors and windows to be closed to control/reduce outside noise during periods of entertainment.

The Solicitor also reviewed the section on setbacks for communication towers where the minimum setback refers to the “adjoining property line or street right-of-way line”. It was determined that the language should be changed to “adjoining property line and street right-of-way line”. Ms. Johnston will incorporate the necessary language to address this change.

Mr. Dehart distributed a copy of additional Zoning Code changes that will be necessary as a result of updates to other ordinances. The Construction Standards and Details have been updated by the Township Engineer. These details are currently contained within the Subdivision and Land Development Code or Zoning Code. A manual of the Construction Standards and Details will be adopted by Resolution of the Board of Supervisors. Therefore, if a detail needs changed in the future the manual can be updated by Resolution rather than requiring an ordinance amendment. Changes to the Zoning Code will be necessary where there are references to the Construction Standards and Details.

Additional Business: Mr. Dehart reviewed other ordinance amendments that will be forthcoming. The Subdivision and Land Development Code will be amended as a result of the grading regulations being removed to a free-standing ordinance and the Construction Standards and Details being established as a separate manual. The Subdivision and Land Development Code will also be amended where it references the Construction Standards and Details.

The Stormwater Management Ordinance is being amended where it references the Construction Standards and Details and to accommodate the Small Project Stormwater Management Plan Application.

Mr. Dehart distributed a copy of the Planning Commission Annual Report for 2015.

Mr. Dehart reported on the decision of the Zoning Hearing Board in reference to the application of Roberts Oil AG that was discussed at the January meeting.

Mr. Dehart said that he will reply to Mr. William O’Brien who attended the November meeting to discuss possible change of zoning classification of his property on Bradys Run Road to advise him that further consideration has been withdrawn at this time.

Adjournment: Mr. Piccirilli made a motion, seconded by Mr. O’Brien, vote unanimous to adjourn the meeting at 9:18 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager