

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF JANUARY 5, 2016**

Mr. Maze called the January 5, 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  
Tim O'Brien  
Mark Piccirilli  
Jenny Strang

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

**ABSENT:** Nathan Allen

**VISITOR:** No visitors were present.

**Reorganization:** Mr. Dehart first reported that Nathan Allen, 102 Jodi Drive, has been appointed to the Planning Commission. Michael Purton's term expired and he is relocating outside of the Township.

Mr. Dehart called for the nomination and election of officers for 2016.

Mr. O'Brien made a motion, seconded by Mr. Snider, vote unanimous, to elect Jeffrey S. Maze as Chairman of the Planning Commission for 2016.

Mr. Weber made a motion, seconded by Ms. Strang, vote unanimous, to elect William L. Snider as Vice-Chairman of the Planning Commission for 2016.

Mr. O'Brien made a motion, seconded by Ms. Strang, vote unanimous, to elect John A. Weber as Secretary of the Planning Commission for 2016.

Ms. Strang made a motion, seconded by Mr. Piccirilli, vote unanimous, to appoint Kathryn L. Johnston of Reed, Tosh, Wolford and Douglass as Solicitor to the Planning Commission for 2016.

Mr. Snider made a motion, seconded by Mr. O'Brien, vote unanimous, to hold the Planning Commission monthly business meetings at 7:30 P.M. in the Municipal Building, 1300 Brighton Road, Beaver, PA 15009 for 2016 and the January 2017 business meeting and annual reorganization on the following dates:

Monday, February 1, 2016  
Monday, March 7, 2016  
Monday, April 4, 2016  
Monday, May 2, 2016  
Monday, June 6, 2016  
Tuesday, July 5, 2016  
Monday, August 1, 2016  
Tuesday, September 6, 2016  
Monday, October 3, 2016  
Monday, November 7, 2016  
Monday, December 5, 2016  
Wednesday, January 4, 2017

**Minutes of the December 7, 2015 Regular Meeting:** Mr. Weber made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the minutes of the December 7, 2015 Regular Meeting.

**Plan of Subdivision for Leslie A. Harper, Trustee of the Mathew L. Rebrovic Trust:** The plan subdivides an existing lot with two single-family homes into two (2) lots, with a single-family home on each lot. The Commission reviewed the site plan prepared by Pringle-Nero Land Surveying, Inc. dated November 4, 2015, the Township Engineer's review letter dated December 4, 2015 and the Beaver County Planning Commission review letter dated December 10, 2015. The Township Engineer noted in his review that the application conforms to the requirements of Township Code. Each lot has an on-lot sewage system. Those systems were inspected by the Sewage Enforcement Officer and found to be acceptable.

Mr. Weber made a motion, seconded by Mr. O'Brien, vote unanimous, to approve the Plan of Subdivision for Leslie A. Harper, Trustee of The Mathew L. Rebrovic Trust, as prepared by Pringle-Nero Land Surveying, Inc. dated November 4, 2015.

**Request for Planning Waiver & Non-Building Declaration:** The Plan of Subdivision for Leslie A. Harper, Trustee of the Mathew L. Rebrovic Trust has a PA DEP Request for Planning Waiver & Non-Building Declaration form. The same statement is contained upon the plan. The SEO has inspected the existing on-lot sewage systems and has signed the Waiver & Declaration. The Commission reviewed the form and found the land uses in the plan of subdivision to be consistent with the zoning and land use codes.

Mr. Piccirilli made a motion, seconded by Mr. Snider, vote unanimous, to approve the Request for Planning Waiver & Non-Building Declaration for the Plan of Subdivision for Leslie A. Harper, Trustee of the Mathew L. Rebrovic Trust and authorizing the Chairman to sign the form signify concurrence by the Planning Commission.

**Subdivision and Land Development Waiver Request for Tower Based Wireless Communication Facility:** Matt Walker of Elevated Properties LLC attended the October meeting to discuss a future application for the construction of a new communications tower. A formal application has not yet been submitted. The Board of Supervisors, at their meeting of

December 14, 2015 approved the request of Elevated Properties for a waiver of the Subdivision and Land Development Ordinance application process.

**Zoning Hearing Board Application – Roberts AG Oil:** The Zoning Hearing Board will conduct a hearing on January 14<sup>th</sup> on the application of Roberts AG Oil to continue a non-conforming use at 1205 Gypsy Glen Road. The Commission reviewed the application. Mr. Dehart noted that the Zoning Hearing Board must determine if the proposed use of the building and lot are less nonconforming than the original use.

Mr. O'Brien made a motion, seconded by Mr. Snider, vote unanimous, to recommend that the Board of Supervisors authorize the Township Solicitor to appear at the hearing to oppose approval of the change of use proposed by Robert's AG Oil at 1205 Gypsy Glen Road.

**Township Greenway and Trail Plan:** The second community-wide public meeting for the Greenways and Trails Plan was conducted on September 28<sup>th</sup>. No follow up meeting has been scheduled to date. Mr. Dehart told the Commission that he and John Buerkle of Pashek Associates would be meeting next week with the Western Pennsylvania Conservancy (WPC) to discuss plan implementation and conservation strategies. The WPC has vast experience in this area that will be of value. After that meeting the goal is to prepare a final plan document and begin the adoption process.

Mr. Dehart said that in his opinion to implement the goals of the Greenways and Trails Plan the Township may need to partner with an outside group before contacting landowners for possible conservation easements or for other plan purposes.

**Zoning Code Amendments:** The Commission has been discussing possible changes to the Township Zoning Code. At the November and December meeting a first draft of some of the items the Commission has discussed was reviewed. These include definitions for Bar/Tavern, Boarding House, Nightclub and Restaurant. The parking regulations and zoning regulations for each of these had been drafted. The Commission discussed the addition of greater setbacks for some uses adjacent to parks, churches, daycares and similar uses. A final ordinance proposal is not yet prepared for action. The goal is to have a final ordinance proposal by March.

**Additional Business:** There was no additional business.

**Adjournment:** Mr. Weber made a motion, seconded by Ms. Strang, vote unanimous to adjourn the meeting at 8:12 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Manager