

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF JULY 5, 2016

Mr. Maze called the July 5, 2016 meeting of the Brighton Township Planning Commission to order at 7:34 P.M. The meeting was located in the Municipal Building, 1300 Brighton Road, Beaver, PA.

PRESENT: Jeffrey S. Maze, Chairman
William L. Snider, Vice-Chairman
John A. Weber, Secretary
Mark Piccirilli
Matthew Stewart

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

ABSENT: Nathan Allen
Tim O'Brien

VISITORS: John R. Heyl, P.E., CPESC of Lennon, Smith, Souleret Engineering, Inc.

Mr. Maze welcomed new member Matthew Stewart who has been appointed to fill the unexpired term of Jenny Strang.

Minutes of the June 6, 2016 Regular Meeting: Mr. Weber made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the minutes of the June 6, 2016 Regular Meeting.

Township Greenway and Trail Plan: No follow up meeting has been scheduled to date. Mr. Dehart has spoken with John Buerkle of Pashek Associates. The plan document should be completed by August for review.

Aspen Fields Phase IV: Application has been filed by Maronda Homes, Inc. for Aspen Fields Phase IV consisting of 32 new building lots. John R. Heyl, P.E., CPESC of Lennon, Smith, Souleret Engineering, Inc. was in attendance to present the plan. Mr. Heyl said that the plan has been revised to address the review comments previously received. The review of the Beaver County Planning Commission has also been received. The plan layout is consistent with the master plan. An additional street light has been added near the Aspen Drive and Sebring Road intersection. Mr. Maze said he thought the master plan showed the second intersection of Aspen Drive and Sebring road to be a 3-way stop. Those plans will be reviewed to make a determination.

Mr. Piccirilli made a motion, seconded by Mr. Snider, vote unanimous, to recommend preliminary approval of the Aspen Fields Plan of Lots Phase IV as prepared by Lennon, Smith, Souleret Engineering, Inc., with final plan approval subject to the following conditions:

1. Execution of Developer's Agreements with Brighton Township, Brighton Township Sewage Authority and Brighton Township Municipal Authority.
2. Final plan approval and recording will be subject to the terms set forth in the Developer's Agreements regarding completing of improvements or bonding as the situation dictates.
3. Compliance with the conditions of the August 12, 2002 Aspen Fields PRD Conditional Use Application Approval.
4. Compliance with the conditions of the August 12, 2002 Aspen Fields PRD Tentative Approval Application Approval.

Baglio Subdivision: Application has been filed for a two (2) lot subdivision of the Baglio property located on Laurel Drive. One (1) new 2-acre lot is being created at the end of Hill Drive. The Commission reviewed a copy of the Baglio Subdivision, property of The Estate of Corrado M. Baglio, prepared by Coe Surveyors dated June 14, 2016. In the July 1, 2016 review of the Township Engineer noted that Parcel B does not have access to a public right of way as laid out. Access right should be granted through the area identified as being retained for the future expansion of Hill Drive. A sewage planning module is needed. Mr. Dehart said that the Sewage Authority Engineer will also be requesting that the existing sewage right of ways be shown on the plan.

Action was tabled pending receipt of the Beaver County Planning Commission review letter and plan revisions to address the comments made.

Proposed Zoning Code Amendments: At the June meeting the Commission recommended that the Board of Supervisors proceed with amendments to the Zoning Code. The Board of Supervisors has sent the ordinance proposal to the Beaver County Planning Commission for their review and comment. Mr. Dehart said that the Board will schedule a hearing date at their next meeting.

Additional Business: There was no additional business.

Adjournment: Mr. Weber made a motion, seconded by Mr. Piccirilli, vote unanimous to adjourn the meeting at 8:10 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager