

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF JUNE 6, 2016

Mr. Snider called the June 6, 2016 meeting of the Brighton Township Planning Commission to order at 7:35 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
Tim O'Brien
Mark Piccirilli
Jenny Strang

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

ABSENT: Jeffrey S. Maze, Chairman

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

Minutes of the May 2, 2016 Regular Meeting: Mr. Piccirilli made a motion, seconded by Mr. Allen, vote unanimous, to approve the minutes of the May 2, 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 original Phase IV and Phase V have been flipped so that the second access to Sebring Road can be constructed. Mr. Dehart said that the Township had requested this. The Developer would like to dedicate the streets in Phases I and II. Prior to the dedication the Township wanted the second access constructed for the construction vehicles to utilize.

The plan layout is consistent with the master plan. Most of the earthwork has been completed as the soils from Phase IV were needed as part of Phase III. Mr. Heyl said that the stormwater calculations and collection system have been designed in accordance with the Township's new stormwater management ordinance. Mr. Heyl said that he has looked at the review comments of the engineer's for the Township, Sewage Authority and Municipal Authority and will incorporate the necessary changes into the plans.

The Planning Commission deferred action, pending receipt of the Beaver County Planning Commission review comments.

Proposed Zoning Code Amendments: At the May meeting, the Commission recommended amendments to the Zoning Code, subject to the issue of light intensity for digital signs being addressed. Those concerns were not able to be addressed in advance of the Board of Supervisor's May meeting. The solicitor reviewed a revised ordinance that includes details to address that concern. The Solicitor noted that regulations from other communities were evaluated, as well as the standards from various organizations representing the sign industry. The standards vary. The recommendation is to establish the standards for digital message display illumination as no greater than 7,000 nits during daylight hours and no greater than 500 nits during nighttime hours. The language also prohibits such signs from creating conditions that create glare or traffic hazards.

The other provisions in the ordinance are to amend the SC-1 Zoning District, parking and to increase the maximum square footage of a stoop to 32 SF. These changes were reviewed in detail at the May meeting.

Ms. Strang made a motion, seconded by Mr. Piccirilli, to recommend that the Board of Supervisors proceed with adoption of the ordinance to amend the Zoning Code. The vote to approve the motion was five (5) "YES" votes and one (1) "NO" vote by Mr. Allen.

Additional Business: Mr. Dehart reviewed a PA DEP Sewage Planning Module application filed on behalf of Mr. Bill Lilly of 845 Barclay Hill Road. The application is for a small flow treatment facility to serve his residence.

After review, Mr. Allen made a motion, seconded by Mr. Piccirilli, vote unanimous, to authorize Mr. Snider to sign the PA DEP Sewage Planning Module for the Bill Lilly property at 845 Barclay Hill Road indicating that the land use is consistent with Township Codes and the Comprehensive Plan.

Ms. Strang announced that this would be her last meeting as she is moving outside of the Township. Best wishes were extended by the members and Mr. Dehart thanked her for her many valuable years of service to the community.

Adjournment: Ms. Strang made a motion, seconded by Mr. O'Brien, vote unanimous to adjourn the meeting at 8:25 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager