

## BRIGHTON TOWNSHIP PLANNING COMMISSION

### MINUTES OF MAY 2, 2016

Mr. Maze called the May 2, 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  
Tim O'Brien  
Mark Piccirilli

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

ABSENT: John A. Weber, Secretary  
Nathan Allen  
Jenny Strang

VISITORS: No visitors were present.

**Minutes of the April 4, 2016 Regular Meeting:** Mr. Piccirilli made a motion, seconded by Mr. O'Brien, vote unanimous, to approve the minutes of the April 4, 2016 Regular Meeting.

**Township Greenway and Trail Plan:** No follow up meeting has been scheduled to date.

**Ordinance No. 200 Grading & Excavating:** The Grading and Excavating Ordinance (Chapter 104) was adopted by the Board of Supervisors on April 9, 2016 as Ordinance No. 200.

**Ordinance No. 201 Chapter 173 Stormwater Management:** The Ordinance to amend Chapter 173 regulating Stormwater Management and MS4 Prohibited Discharges was adopted by the Board of Supervisors on April 9, 2016 as Ordinance No. 201.

**Brighton Township Minimum Construction Standards and Details:** The manual of Minimum Construction Standards and Details was adopted by the Board of Supervisors on April 9, 2016 by Resolution No. 2016-11.

**Ordinance No. 202 Subdivision and Land Development Code Amendments:** At their meeting of April 9, 2016 the Board of Supervisors adopted the amendments to Chapter 180 Subdivision and Land Development by Ordinance No. 202.

**Ordinance No. 203 Zoning Code Amendments:** At their meeting of April 9, 2016 the Board of Supervisors adopted the amendments to Chapter 195 Zoning by Ordinance No. 203.

The Board changed the parking requirements for Bar/Tavern and Nightclub, to require one parking space for each five SF of net floor area devoted to seating on stools or standing area. It had been four SF of net floor area. This matter was discussed in detail at the April meeting of the Commission. The five SF is consistent with the standard for occupancy within the Uniform Construction Code.

**Proposed Zoning Code Amendments:** The Solicitor reviewed proposed amendments to the Zoning Code. The amendments included changes to the sign regulations discussed at the April meeting. The definition of Changeable Copy Sign is changed to permit stationary photo images that comprise no more than fifty percent (50%) of the sign area. Locations that permit Changeable Copy Signs have been changed to include schools and banquet facilities, as well as time and temperature at banks. Banquet Facility has recently been added as a specified use.

The Commission asked Mr. Dehart and Ms. Johnston to investigate a regulation for the intensity of the light during evening hours and incorporated that into the zoning regulations for this type of sign.

Changes were made to the parking regulations to remove lounge from the terms since Bars/Taverns have recently been added. The parking for hotel is added with motel, and it now specifies that additional parking is required where other uses are permitted on the premise. This could include a bar or restaurant. There is a distinction between restaurants and restaurants (high turnover). After evaluation it is being recommended that they be the same.

The other changes proposed are amendments to SC-1 Special Conservation District to streamline the review procedures in Section 195-81. The stormwater management regulations and the grading and excavating regulations are now established as independent codes since they have been separated from the Subdivision and Land Development Code. Therefore, these codes will apply to any site development. Therefore, Mr. Dehart recommended that they requirement to follow the conditional use procedures for permitting. The amendments require site grading plans and stormwater management in compliance with established Code.

Within the SC-1 Public (noncommercial) Recreation and Public Uses are being moved from Conditional Uses to Permitted Uses. The Public (noncommercial) Recreation excludes campgrounds and firing ranges.

Mr. Dehart recommended that the permitted square footage for stoops be increased from 24 SF to 32 SF.

Mr. Snider made a motion, seconded by Mr. O'Brien, vote unanimous, to recommend that the Board of Supervisors conduct a public hearing and consider adoption of the amendments to the Zoning Code, with the additional regulation for light intensity for Changeable Copy Signs.

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

**Adjournment:** Mr. O'Brien made a motion, seconded by Mr. Snider, vote unanimous to adjourn the meeting at 8:18 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Manager