

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF NOVEMBER 2, 2015**

Mr. Snider called the November 2, 2015 meeting of the Brighton Township Planning Commission to order at 7:31 P.M. The meeting was located in the Brighton Municipal Township Building, 1300 Brighton Road, Beaver, PA.

PRESENT: William L. Snider, Vice-Chairman  
Tim O'Brien, Secretary  
Mark Piccirilli  
Michael Purton  
Jenny Strang  
John A. Weber

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

ABSENT: Jeffrey S. Maze, Chairman

Three visitors were present: William O'Brien of 2530 Bradys Run Road and his daughter and son-in-law Trish O'Brien-Digliodo and Marcos Digliodo.

**Minutes of the October 5, 2015 Regular Meeting:** Mr. O'Brien made a motion, seconded by Ms. Strang, vote unanimous, to approve the minutes of the October 5, 2015 Regular Meeting.

**Change of Zoning Classification:** Letters were sent to the two owners of commercial property along Bradys Run Road concerning a discussion of possible change of zoning classification of those properties from C-1 to SC-1 zoning. Mr. O'Brien was present and stated his opposition to the proposed change, stating it was his preference to maintain the commercial zoning classification. He also said that he spoke with the other property owner, Tom Sipes, who also was opposed to the change of zoning. When asked why this was being considered Mr. Dehart said that the release of the new FEMA Flood Insurance Rate Maps for Beaver County which became effective on August 17<sup>th</sup> showed that the properties were significantly impacted by the flood zone. The residential uses permitted in the SC-1 Zoning District would be of less impact to the flood zone than the permitted commercial uses under the C-1 Zoning District.

Mr. O'Brien said that in his observations of the area over an extended period of time, the flood zone was overstated. He was referred to the FEMA website for options to challenge flood zone classifications. He also questioned when the balance of his property was changed to SC-1 zoning. Mr. Dehart will need to search the records to determine when this occurred.

The Commission thanked Mr. O'Brien for his comments and assured him that he would receive additional notice in the event it was decided to pursue a zoning classification further.

**Plan of Lot Revision for Crumrine & Tusca Area Reformed Church:** The Commission reviewed the plan of subdivision prepared by Pringle-Nero Land Surveying, Inc. for the Plan of Lot Revision for Richard S. & Margaret H. Crumrine and Tusca Area Reformed Presbyterian Church. The subdivision conveys Parcel "A" (0.841 acre) from the Richard S. and Margaret M. Crumrine property to the Tusca Area Reformed Presbyterian Church. Parcel "A" is to become an integral part of the existing property of the church, creating a lot of 1.463 acres. The Lot 1 Residual (15.87 acres) Crumrine property has a single family home. The Township Engineer's review letter of October 16, 2015 was also reviewed. The review comments of the Beaver County Planning Commission have not been received.

Mr. Purton made a motion, seconded by Mr. O'Brien, vote unanimous, to recommend approval of the Plan of Lot Revision for Richard S. & Margaret H. Crumrine and Tusca Area Reformed Presbyterian Church subject to compliance of the review comments of the Township Engineer dated October 16, 2015 and receipt of the review letter of the Beaver County Planning Commission.

**Request for Planning Waiver & Non-Building Declaration:** The Plan of Lot Revision for Crumrine and the Tusca Area Reformed Presbyterian Church has a PA DEP Request for Planning Waiver & Non-Building Declaration form. The same statement is contained upon the plan.

Mr. Piccirilli made a motion, seconded by Mr. Weber, vote unanimous, to authorize the Vice-Chairman to sign the document giving the Commission's concurrence that the proposed use is consistent with the zoning and land use codes.

**Crumrine Lot Consolidation Plan Sewage Facilities Planning Module:** A lot consolidation plan has been filed to combine two existing lots into one lot. The property is located at the corner of Tuscarawas Road and Darlington Road. An on-lot sewage test for the plan has been completed and a PA DEP Sewage Facilities Planning Module has been submitted for review and approval as part of the plan review process.

Mr. Purton made a motion, seconded by Ms. Strang, vote unanimous, to authorize the Vice-Chairman to sign the PA DEP Sewage Facilities Planning Module for the Crumrine Lot Consolidation Plan stating that the module is consistent with the zoning and land use codes.

**Application 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.

**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.

**Zoning Code Amendments:** The Commission has been discussing possible changes the Township Zoning Code. The Solicitor reviewed a first draft of some of the items the Commission has discussed. These included definitions for Bar/Tavern, Boarding House,

Nightclub and Restaurant. The parking regulations and zoning regulations for each of these had been drafted. The Commission will review the draft provided by the Solicitor.

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

**Adjournment:** Mr. Weber made a motion, seconded by Ms. O'Brien, vote unanimous to adjourn the meeting at 8:50 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Manager