

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF SEPTEMBER 6, 2016

Mr. Piccirilli called the September 6, 2016 meeting of the Brighton Township Planning Commission to order at 7:33 P.M. The meeting was located in the Municipal Building, 1300 Brighton Road, Beaver, PA. One (1) visitor was in attendance.

PRESENT: Nathan Allen
Tim O'Brien
Mark Piccirilli
Matthew Stewart

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

ABSENT: Jeffrey S. Maze, Chairman
William L. Snider, Vice-Chairman
John A. Weber, Secretary

VISITOR: Tod Arbutina, 4533 Dutch Ridge Road.

Mr. Allen made a motion, seconded by Mr. O'Brien, vote unanimous, to appoint Mr. Piccirilli as temporary chairman to conduct the meeting.

Minutes of the August 1, 2016 Regular Meeting: Mr. Allen made a motion, seconded by Mr. O'Brien, vote unanimous, to approve the minutes of the August 1, 2016 Regular Meeting.

Township Greenway and Trail Plan: No follow up meeting has been scheduled to date. John Buerkle of Pashek Associates has sent a link to a final draft to the Township Manager. He has one more section to complete. At that time the draft will be circulated for review, and a meeting scheduled with the study committee.

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.

A revised copy of the Baglio Subdivision, property of The Estate of Corrado M. Baglio, prepared by Coe Surveyors was circulated. The comments of the Sewage Authority appear to have been addressed. The PA DEP sewage planning module remains outstanding. Language was added to the plan in the area of the Hill Drive cul de sac. A temporary right of way in that area is granted to provide access for Parcel B to Hill Drive and utilities.

Mr. Allen made a motion, seconded by Mr. Stewart, vote unanimous, to recommend approval of the Baglio Subdivision as prepared by Coe Surveyors dated June 14, 2016, last revised August 23, 2016 subject to:

1. The review comments of the Township Engineer dated August 15, 2016;
2. The review comments of the Sewage Authority Engineer dated July 7, 2016; and
3. The review comments of the Municipal Authority Engineer dated July 18, 2016.

Review of C-2 Zoning: Mr. Dehart told the Commission that a couple informal inquiries have been made about the C-2 District. A copy of the zoning for the C-2 District was distributed for discussion. Mr. Dehart said that some of the questions asked were about the availability of a mixed use in that area. The current zoning is non-residential only, and does not permit mixed use developments. Larger scale developments are directed to development models as examples. Mr. Dehart suggested a joint meeting of the Commission and Board of Supervisors to discuss the current zoning and determine if there is an interest in pursuing revisions that would permit any mixed uses. The development models would also be reviewed at that time. The Commission will undertake review of the current zoning and will be prepared to discuss it in more detail at the next meeting.

Ordinance No. 204 - Zoning Code Amendments: The Board of Supervisors adopted the amendments to the Zoning Code recommended by the Commission at Ordinance No. 204 at their meeting of August 16, 2016.

Additional Business: Mr. Dehart said the he was contacted by D. J. Frye of Frye Transportation to discuss property at the end of Western Avenue, near the Office of the District Magistrate. It is a 6-acre parcel that is currently zoned R-1, but is adjacent to the HC-1 Zoning District. He inquired about a possible zoning map and text change that would permit the property to be used as a bus garage location. He wants to appear before the Commission at their next meeting to make this request.

Mr. Arbutina asked about pursuing a change of zoning for the C-2 property located across the road from his home. The property is owned by William Sheerin. Mr. Arbutina has approached the owner about a purchase of the property but has had no success in that pursuit. Mr. Dehart said that since the owner of the property is not making the request, Mr. Arbutina should take his request to the Board of Supervisors to see if they have any interest in pursuing the change further.

Adjournment: Mr. Allen made a motion, seconded by Mr. Stewart, vote unanimous to adjourn the meeting at 9:02 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager