

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF JUNE 1, 2026

Mr. Snider called the June 1, 2026 meeting of the Brighton Township Planning Commission to order at 7:30 P.M. The meeting was conducted at the Municipal Building, 1300 Brighton Road, Beaver, PA. There were four (4) visitors present.

PRESENT: William L. Snider, Chairman
Jeffrey S. Maze, Vice Chairman
Karen Green, Secretary
Kevin Crawford
Mark Piccirilli
John Wattick

STAFF: Jeffrey L. Ziegler, Township Manager
Marie Hartman, Township Engineer

ABSENT: Tim O'Brien

Minutes of May 4, 2026 Regular Meeting: Mr. Piccirilli made a motion, seconded by Mr. Maze, vote unanimous, to approve the minutes of the May 4, 2026 Regular Meeting.

Evergreen Heights – Phase 2 – Preliminary and Final Subdivision: This application proposes the re-subdivision of four existing lots into seven (7) lots from Parcel No.'s 55-002-0109.010; 55-002-0109.009; 55-002-0109.008 and 55-002-0109.007. A copy of the County Planning review letter dated May 19, 2026 is provided. Copies of the Township Engineer review letter dated May 1, 2026 and May 29, 2006 as well as the Applicant's Engineer response letter dated May 6, 2026 are provided. Copies of LSSE letters dated June 1, 2026 reviewing water service availability and Sanitary Sewer Capacity Certification were provided.

The Township engineer reviewed the LSSE review letter dated May 29, 2026, including the modification request to pay fee-in-lieu of dedication of public recreation land. Patrick Cooper, Gateway Engineers indicated that he was in agreement to the total fee of \$9,990.89 as calculated. Mr. Buckenheimer stated that he thought the fee-in-lieu was paid as part of phase 1. The Township engineer stated that she would review the file.

- Mr. Maze made a motion, seconded by Mr. Piccirilli, vote unanimous, to recommend approval of the Evergreen Heights Phase 2 Subdivision Plan as prepared by Gateway Engineers conditioned upon the developer satisfying all of the comments of the Township engineer's review letter dated May 29, 2026 and total payment of the fee-in-lieu at the time of Plan approval.

Evergreen Heights - Phase 2 – Preliminary and Final Land Development: This application proposes construction of four (4) single family residential units and three (3) duplex residential units upon seven (7) parcels including a roadway extension, stormwater collection and management, driveway construction, grading, utility construction and associated site work. A copy of the County Planning review letter dated May 19, 2026 is provided. A copy of the Township Engineer review letters dated April 7, 2026 and May 1, 2026 as well as the Applicant's Engineer response letter dated April 15, 2026 and May 6, 2026 are provided. An email dated May 15, 2026 from the Beaver Post Office regarding mailbox specifications is also included.

The Township engineer reviewed the LSSE review letter dated May 29, 2026. Mr. Cooper indicated that he will revise the plans to show the gas connections for each of the proposed units. The Township engineer indicated that LSSE has prepared water and sewer service availability review letters and that water and sewer service for Evergreen Heights would be discussed at the next meeting of the respective Authorities on June 15, 2026. Discussion took place on the modification request to the sidewalk requirement with the Commission agreeing there would be no connectivity if the sidewalks were constructed as part of this plan.

- Mr. Maze made a motion, seconded by Ms. Green, vote unanimous, to recommend approval of the modification request for relief from construction of sidewalks (Section 180-21.U.1).

Mr. Cooper stated he would provide the itemized quantity takeoff and unit price cost estimate upon approval of the application. Discussion ensued on the request to waiver to construct slopes greater than 3:1. The developer indicated that a Geotechnical engineer will certify the construction of the slopes and be onsite for inspections.

- Mr. Maze made a motion, seconded by Ms. Green, vote unanimous, to recommend approval of the waiver request to construct slopes steeper than 3:1 (Section 104-17.A) on the condition that a Geotechnical engineer will certify the construction of the slopes and be onsite for inspections.

Mr. Cooper stated he would also modify the plans to show the roof drains on the plan. He also stated that the developer would sign a Developer's Agreement and Stormwater Operation and Maintenance Agreement upon approval of the application. Mr. Cooper also stated he would provide the pre-development time of concentration calculations as part of the stormwater plan.

- Mr. Maze made a motion, seconded by Mr. Piccirilli, vote unanimous, to recommend approval of the Evergreen Heights Phase 2 Subdivision Plan as prepared by Gateway Engineers conditioned upon the developer satisfying all of the comments of the Township engineer's review letter dated May 29, 2026.

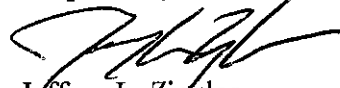
Data Center Ordinance: At the April meeting, the Planning Commission asked for sample ordinances defining and adding specific requirements for data centers. For the Commission's review, copies of the information on data centers provided at the May meeting is included this evening as well as the Data Center Sample Ordinance provided by the Township engineer and an article in the May 2026 edition of Pennsylvania Township News.

The Commission discussed issues that should be addressed in the proposed ordinance such as noise, buffer yards / setbacks, water, electricity usage, trucking and roadway use / weight limitations, size and height of the structure as there are multiple size variations on data centers. There was also discussion on the use / storage of batteries at data centers and the strain they may put on local fire departments. The definition of a Data Center should be kept general in scope. The Commission reviewed the zoning map and explored the districts for a place suitable for the data center use, the Commission concluded that the best option appears to be the creation of an overlay district in part of the R-1 and SC-1 districts located behind the medical center along Beaner Hollow Road. Data Center to be a Conditional Use. The Commission also briefly looked at a concept plan offered by DR Horton for a residential development recently shared with the Township that is being thought about for the same general vicinity.

Additional Business: No additional Business.

Adjournment: Mr. Maze made a motion, seconded by Mr. Crawford, vote unanimous, to adjourn the meeting at 8:40 P.M.

Respectfully submitted,



Jeffrey L. Ziegler
Township Manager