

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF JUNE 2, 2025

Mr. Snider called the June 2, 2025, 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. No visitors were present.

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

STAFF: Bryan K. Dehart, Township Manager
Garen Fedeles, Solicitor

Minutes of May 5, 2025, Regular Meeting: Ms. Green made a motion, seconded by Mr. O'Brien, vote unanimous, to approve the minutes of the May 5, 2025 Regular Meeting.

Brighton Township Consolidation Plan No. 2: This plan consolidates three (3) existing lots owned by Brighton Township at the intersection of Dutch Ridge Road and Grange Road. These lots are the location of the Social Hall and Fire Station No. 3. The lot consolidation is being completed in advance of a land development plan being prepared for the site. Mr. Dehart said that the Township plans to demolish the existing Social Hall and replace it with a smaller building on the site that is being identified as the Brighton Township VFD Community Building. It will include additional offices and storage for the Fire Department and will have a training room for 50-60 people. The existing groups using the Social Hall will also use the new building, and it is anticipated that other groups or organizations will use it as a meeting location.

No action was taken pending review by the Beaver County Planning Commission.

Zoning Code Updates: The Commission asked for draft zoning regulations for a retreat use. The Commission received the proposed ordinance to amend the Zoning Code. This ordinance was reviewed and discussed at the April and May meetings. Solicitor Fedeles reviewed the draft ordinance, noting the distinction between a Retreat Facility and a Retreat Center. The general requirements that apply to both the Retreat Facility and Retreat Center were reviewed, as well as the requirements that are specific to each of those uses. Article XIII Off-Street Parking is also amended to specify required parking for a Retreat Facility and a Retreat Center.

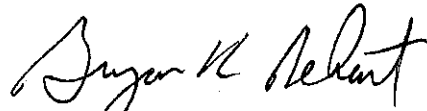
The designation of the maximum height for residential uses in the C-2 Mixed Use District is being added.

Mr. Maze made a motion, seconded by Mr. Piccirilli, vote unanimous, to recommend that the Board of Supervisors approve the ordinance amending the Zoning Code.

Additional Business: Mr. Dehart provided an update on the status of the Roberts Run plan of subdivision. He also said that the subject of short term rentals was a subject at the PSATS annual conference and he will provide some information at the next meeting.

Adjournment: Mr. Maze made a motion, seconded by Ms. Green, vote unanimous, to adjourn the meeting at 7:55 P.M.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Bryan K. Dehart". The signature is fluid and cursive, with the first name "Bryan" being more prominent than the last name "Dehart".

Bryan K. Dehart
Township Manager