

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF JULY 6, 2026

Mr. Snider called the July 6, 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 no visitors present.

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

STAFF: Jeffrey L. Ziegler, Township Manager

ABSENT: None

Minutes of June 1, 2026 Regular Meeting: Ms. Green made a motion, seconded by Mr. O'Brien, vote unanimous, to approve the minutes of the June 1, 2026 Regular Meeting.

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.

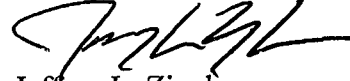
The Commission further discussed the pros and cons of creating a data centers/technology overlay district vs. making data centers a Conditional Use in an already existing district such as SC-1 or C-2. There was also discussion regarding including language on decommissioning, termination, power and water regulation in the ordinance. The Commission also discussed the Beaver County Community Economic Development Plan and whether or not that should be referenced in the ordinance.

The Manager indicated he would reach out to Center Township and request a copy of their data center ordinance if they have one in place. The Commission reviewed Moon Township draft ordinance and decided to follow that as a model to begin putting together an ordinance for Brighton Township. The initial thoughts went in the direction of identifying data centers as a Conditional Use in the SC-1 district. The Manager will begin to put together a draft ordinance for the Commission to review at the August meeting.

Additional Business: No additional Business.

Adjournment: Mr. Piccirilli made a motion, seconded by Ms. Green, vote unanimous, to adjourn the meeting at 8:20 P.M.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'J. L. Ziegler', written in a cursive style.

Jeffrey L. Ziegler
Township Manager