

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF JULY 7, 2025

Mr. Maze called the July 7, 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: Jeffrey S. Maze, Vice Chairman
Karen Green, Secretary
Kevin Crawford
Tim O'Brien
Mark Piccirilli
John Wattick

STAFF: Bryan K. Dehart, Township Manager

ABSENT: William L. Snider, Chairman

Public Comment: There was no public comment.

Minutes of June 2, 2025, Regular Meeting: Mr. Piccirilli made a motion, seconded by Ms. Green, vote unanimous, to approve the minutes of the June 2, 2025 Regular Meeting.

O'Brien Lot Line Revision Plan: This plan of subdivision adjusts the lot line between two (2) lots on Colvin Drive identified as Lots 22 and 23 in the Fair Acres Plan, essentially, increasing the size of Lot 22. The Commission reviewed the plan of subdivision prepared by Sample Land Surveying LLC, the June 23, 2025 review letter of the Township Engineer, and the May 30, 2025 letter of the Beaver County Planning Commission.

Mr. Piccirilli made a motion, seconded by Ms. Green, to recommend approval of the O'Brien Lot Line Revision Plan as prepared by Sample Land Surveying LLC dated May 30, 2025. The vote to approve the motion was five (5) "YES" votes, zero (0) "NO" votes and one (1) "ABSTAIN" by Mr. O'Brien. Mr. O'Brien abstained from the vote because he is an owner of the properties involved in the plan.

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. The Commission reviewed the site plan prepared by LSSE Civil Engineers and Surveyors last revised April 15, 2025 and the Beaver County Planning Commission letter dated June 18, 2025.

Mr. O'Brien made a motion, seconded by Ms. Green, vote unanimous, to recommend approval of the Brighton Township Consolidation Plan No. 2 as prepared by LSSE Civil Engineers and Surveyors last revised April 15, 2025.

Zoning Code Amendment: At the June 2, 2025 meeting the Commission recommended for approval, a proposed ordinance to amend the Brighton Township Zoning Code. The Board of Supervisors have submitted the ordinance proposal to the Beaver County Planning Commission for review and comment. It is expected that the Board will schedule a public hearing on ordinance prior to their August meeting.

Additional Business: There was no additional business.

Adjournment: Ms. Green made a motion, seconded by Mr. O'Brien, vote unanimous, to adjourn the meeting at 7:45 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager