

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF AUGUST 4, 2025

Mr. Snider called the August 4, 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. Two visitors were present as listed below:

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 absent on Vacation

VISTORS: Julian Farmer 415 Barclay Hill Road, who is a Boy Scout with Troop 766 working on his Communications Merit Badge and Bob Farmer 415 Barclay Hill Road.

Public Comment: There was no public comment.

Minutes of July 7, 2025, Regular Meeting: Ms. Green made a motion, seconded by Mr. O'Brien, vote unanimous, to approve the minutes of the July 7, 2025 Regular Meeting.

Downer & O'Neill Plan of Lots: This plan adjust the lot lines between three (3) lots, creating two (2) revised lots. The two (2) Downer lots have access from Lake Drive. The O'Neill lot has access from Allan Drive. Enclosed is a copy of the site plan prepared by Martone Engineering & Surveying, LLC, the Township Engineer review dated July 7, 2025, and the Beaver County Planning Commission review letter of July 15, 2025.

Mr. Piccirilli made a motion, seconded by Ms. Green, to recommend approval of the Plan as prepared by Martone Engineering and Surveying. The vote to approve the plan was unanimous.

Brighton Township Social Hall Reconstruction Land Development: This project is the construction of a new building on the site of the BTVFD Social Hall, which is to be demolished. The Commission reviewed the site plan prepared by LSSE Civil Engineers and Surveyors. The new building will be 3,200 SF in size and is identified as the Brighton Township VFD Community Building. The plans have been sent to the Beaver County Planning Commission for their review and comment. This plan is submitted for an initial review, no action is required at this time.

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 will conduct a public hearing on the ordinance at 6:30 PM on Monday, August 11, 2025. Action on the ordinance will follow at their 7:00 PM meeting.

Additional Business: There was no additional business.

Adjournment: Mr. Piccirilli made a motion, seconded by Ms. Green, vote unanimous, to adjourn the meeting at 7:50 P.M.

Respectfully submitted,

Jeffrey Maze
Vice Chairman