

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF AUGUST 3, 2026

Mr. Maze called the August 3, 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 two (2) visitors present.

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

STAFF: Jeffrey L. Ziegler, Township Manager

ABSENT: William L. Snider, Chairman

Public Comment: Bill Sheerin addressed the Commission about rezoning his eighteen- and one-half acre parcel at 4270 Dutch Ridge Road from C2 to a Residential use. Mr. Sheerin stated his purpose in attending the meeting was to get some feedback on the general idea of making a rezoning request in the future. He went on to provide a detailed history of the property since he purchased it in 2006 and talked about his efforts to market it as a commercial property. Discussion ensued on spot zoning, surrounding properties in the area and whether or not he would be able to make sewage service available to this parcel if it were rezoned and subdivided into residential lots. Mr. Sheerin stated he would do some further research on sewage disposal and possibly be back to a future Planning Commission meeting.

Minutes of July 6, 2026 Regular Meeting: Mr. Piccirilli made a motion, seconded by Ms. Green, vote unanimous, to approve the minutes of the July 6, 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.

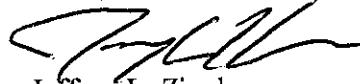
The Commission reviewed the draft data center ordinance that was prepared by the Manager per the Commission discussion at the July meeting. Mr. Piccirilli Noted that under letter "o" of the section on Battery Energy Storage Systems, the Emergency Operations Procedures should be reviewed annually by all involved. He also recommended that under the section "Water Supply" that an Emergency Mock Drill be conducted annually. Mr. O'Brien recommended that the building setback under letter "d" of the section on Edge Data Centers should be increased from 150 feet to possibly 500 feet. The Commission then briefly discussed the option of changing course

and taking another look at doing an overlay district on the couple of residential properties behind the medical center. Discussion will continue at the September meeting.

Additional Business: No additional Business.

Adjournment: Ms. Green made a motion, seconded by Mr. Piccirilli, vote unanimous, to adjourn the meeting at 8:30 P.M.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'J. Ziegler', written over the printed name.

Jeffrey L. Ziegler
Township Manager