BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF SEPTEMBER 8, 2026

Mr. Maze called the September 8, 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 three (3) visitors present.

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

STAFF: Jeffrey L. Ziegler, Township Manager

ABSENT: William L. Snider, Chairman
Mark Piccirilli

Public Comment: Bill Sheerin addressed the Commission about rezoning his eighteen-and one-half acre parcel lot at 4270 Dutch Ridge Road from C2 to a Residential use. Mr. Sheerin stated his purpose in attending the meeting was to obtain feedback on the general idea of making a rezoning request in the future. He indicated that after speaking with his engineer, the forced main that he installed can handle 3 additional lots. Mr. Sheerin shared a drawing he prepared showing how the 3-lot subdivision might look. There was discussion about the lot closest to Route 376 needing to push sewage all the way to a manhole near Antler Ridge. There was also discussion concerning access to Dutch Ridge Road and the need for a shared use and maintenance agreement if a private access road is proposed. Mr. Sheerin stated he will send the drawing to Wyatt Dishler and Marie Hartman at LSSE for feedback. He also stated he plans to attend the Board of Supervisors meeting on September 14th to solicit their feedback on rezoning the parcel.

Minutes of August 3, 2026 Regular Meeting: Ms. Green made a motion, seconded by Mr. O'Brien, vote unanimous, to approve the minutes of the August 3, 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 as developed to date. Mr. Wattick asked if the Commission thought BDA language should be added to the ordinance. Discussion followed and the Commission indicated that it would be good to have that addressed. Mr. Wattick stated that he would get proposed language to the Manager for inclusion in the ordinance. Mr. Maze suggested that a potential good location for a data center would be on property owned by the Brighton Township Municipal Authority in the southern part of the

Township adjacent to Industry Borough. Discussion followed on this idea and the potential of rezoning the parcel(s) to a new zoning district for data centers. The Planning Commission decided that the Manager should forward the draft ordinance to the Solicitor and the Township Engineer for feedback and then return the ordinance to the Planning Commission for further review. It was also decided at the same time to continue the investigation and discussion of the new zoning district.

Additional Business: No additional Business.

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

Respectfully submitted,

Jeffrey L. Ziegler
Township Manager