

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF NOVEMBER 3, 2025

Mr. Snider called the November 3, 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: William L. Snider, Chairman
Jeffrey S. Maze, Vice Chairman
Karen Green, Secretary
Tim O'Brien
John Wattick

ABSENT: Kevin Crawford
Mark Piccirilli

STAFF: Jeffrey L. Ziegler, Township Manager

Public Comment: There was no public comment.

Minutes of October 6, 2025, Regular Meeting: Ms. Green made a motion, seconded by Mr. O'Brien, vote unanimous, to approve the minutes of the October 6, 2025 Regular Meeting.

Herwig Subdivision Plan: This Plan subdivides three existing lots on Tuscarawas Road into five, creating two new building lots. Enclosed for review is a site plan prepared by Sample Land Surveying, LLC. The Plan has been submitted to the Township Engineer and County Planning Commission. A review letter from the Township Engineer dated November 3, 2025 was reviewed. The Commission tabled the application until the December meeting pending receipt of the County Planning review.

Zoning Code Amendment: The Township has recently received multiple inquiries regarding where inpatient drug rehabilitation clinics could be located in the Township. The Zoning Code is not specific for this use, but the Healthcare Service District seems to be the most logical location for this use. The Commission discussed the issue at the October Meeting and there was a general consensus that the Healthcare Service District is the most appropriate location for the use. The Township Solicitor prepared a draft ordinance for consideration to add the use in the HC-1 district for consideration. The Commission discussed whether this should be a Permitted Use or a Conditional Use.

Mr. Maze made a motion, seconded by Ms. Green, vote unanimous, to recommend amending the Brighton Township Zoning Ordinance to establish a definition for Rehabilitation Facility and making it a conditional Use in the Health Care Service District (HC-1).

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 7:40 P.M.

Respectfully submitted,

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

Jeffrey L. Ziegler
Township Manager