

Brighton Township  
Beaver County, Pennsylvania

Comprehensive Plan  
--2007 UPDATE--



*Developed by:*  
The Brighton Township Planning Commission

*Facilitated by:*  
John K. Trant, Jr., AICP



Brighton Township  
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*EXECUTIVE SUMMARY*



*Many accomplishments have taken place in Brighton Township since the adoption of the most current Comprehensive Plan in 1999. Most of this change occurred as a result of strict attention to implementing the vision, goals and strategies of the 1999 Plan. Eight years later, in a progressive manner, the Township has developed this 2007 Update to the 1999 Plan to ensure that the direction is articulated and the path clearly defined as the Township moves into the second phase of plan implementation. This supplement documents accomplishments and change over the last eight years, reevaluates existing priorities, and establishes new strategies for moving forward toward 2012 and beyond.*

## **The Planning Process**

A planning process based on public input and community involvement was utilized to develop an update that truly reflects the Brighton Township community and its residents. The process began and ended with meetings open to the general public where residents could voice their opinions, identify issues that they feel should be addressed, and help brainstorm ideas for making Brighton Township an even better place to live, work, and play. The Brighton Township Planning Commission was closely involved in the development of the Update throughout the process. The Commission provided insight on current issues facing the Township and identified ideas for guiding the Township's future.

## **Summary of Changes and Accomplishments**

This section is organized into two sub-parts. Sub-part 1.1 provides a summary of change in the Brighton Township community in terms of population (*using the 2000 US Census figures*), building trends, land use patterns and parks, recreation and open space. Sub-part 1.2 discusses key accomplishments in the community since the adoption of the 1999 Comprehensive Plan.

## **Community Vision and Goals**

The primary purpose of this Update is to re-focus, as needed, the Brighton Township Vision and Goals for the Future. The Vision Statement utilizes a narrative format to describe what the community will be like several years in the future. This tool is a guide that will continue to be invaluable in aiding future decision-making. It identifies the direction in which the Township is headed and describes the key aspects of the community that will be the focus over the next several years.



The Vision Statement is also an important public relations tool. It is a simple way to publicize the Township's plans for the future in an easy-to-understand format. Although the Township is encouraged to make copies of this 2007 Update available to the public for viewing, the reality is that only a small percentage of the Township population will take advantage of the opportunity to read the entire document. The Vision Statement can be easily distributed to Township residents (via email, for example), allowing the Supervisors and staff to spread the word about what lies ahead for the Township.

### **Future Land Use Map**

*The* Future Land Use Map is a graphic illustration of Brighton Township's Vision and Goals with respect to land use. It will provide guidance for land use decisions in terms of the types and patterns of development. The Map documents a future land use scenario that covers the entire Township, which will be useful to the Planning Commission and Supervisors when making site-specific land use decisions. The Map illustrates a "big-picture" understanding of land use in the Township and how decisions regarding individual properties may impact the overall growth and development of the Community.

### **Strategies for Action**

*The* Strategies for Action are used to implement the Vision, Goals, and Future Land Use Scenario developed through the planning process. The Strategies are specific action items that describe what needs to be done, who needs to do it, and what resources will be needed. By providing this detail, this 2007 Update will be an active document that is regularly used by the Township.



Brighton Township  
VISION FOR THE FUTURE  
*2012 and beyond*

*Brighton Township* is a thriving, proactive, and cohesive community with unique residential neighborhoods that benefit from the Township's locational advantage and its strengths as a bedroom community. The Township is growing, but continues to preserve farmland and wooded open spaces to provide a scenic backdrop. Developers are working with Township officials and residents to design unique and interesting neighborhoods with inviting streetscapes. Alternative residential design techniques are commonly used and some neighborhoods offer development patterns where you can shop, live, work and play.

The Township's three centers of activity are key resources that provide important local destinations, emphasize the sense of community for Township residents, and reinforce the Township's community identity:

- ❖ The **Tusca Local Business District** is highlighted by an inviting pedestrian-oriented streetscape. The redeveloped Township park, Hardy Field, is located in the District and creates a sense of place, emphasizing the District as a destination.
- ❖ With support from residents and elected officials, several new zoning concepts focused on the **Route 60 Business District** have paid off. The District is a premier office center with a variety of businesses, quality architecture, extensive landscaping, and pedestrian connectivity.
- ❖ The **Dutch Ridge Professional District** is a hub for medical and institutional activities. Reuse and redevelopment of properties in the District has resulted in opportunities for Township residents to live and work in this mixed-use area.

The Township recently created a hub for community recreation as part of the redevelopment of Hardy Field at the former Brighton Township Elementary School property. The new indoor facility at Two Mile Run Park compliments Shultz Lodge by providing a place to hold recreation programming and community events. The Master Park Plan for the Cambev Property is under development providing a vibrant Community Park in the central part of the Township.

*Brighton* residents are proud of their network of trails that traverses the Township. With the clear goal of a coordinated parks, open space, and trail system in mind, Township officials are focused on seeking land donations, funding acquisition of important open space parcels, and actively constructing park amenities.

Through careful planning and responsible management, community facilities and services keep pace with growth and development. Public water now reaches many residents and emergency services continue to be a vital part of this safe and vital community. The public transportation system provides direct access to many of the region's key destinations, including the Pittsburgh International Airport.

Overall, Township residents are proud of their community, their quality of life, and the cooperative relationships that were formed over the years.



--- SEE FUTURE LAND USE MAP---



**Brighton Township  
Beaver County, Pennsylvania**

**Comprehensive Plan  
--2007 UPDATE--**

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# Brighton Township Comprehensive Plan --2007 UPDATE--

*“Documenting our Past... Planning Proactively for our Future”*

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## **INTRODUCTION**

Many accomplishments have taken place in Brighton Township since the adoption of the current Comprehensive Plan in 1999. Most of this change occurred as a result of strict attention to implementing the vision, goals and strategies of the plan. Now, eight years later, in a progressive manner, the Township is developing a 2007 supplement to ensure the direction is articulated and the path clearly defined as the Township moves into the second phase of plan implementation.

This supplement documents accomplishments and change over the last eight years, reevaluates existing priorities, and establishes new strategies for moving forward toward 2012. In doing so, the supplement is organized into three parts.

### **Part 1: Summary of Change and Accomplishments**

Part 1 includes a discussion of change in population, building trends, land use patterns, and parks and recreation. Also, Part 1 includes a listing of key achievements since the adoption of the 1999 plan and an updated “Strategies for Action” table documenting a record of actions undertaken by the community during the last eight years. Further, a map graphically showing the changes in land use patterns, land acquisitions and park property purchases is included

### **Part 2: Confirmation of Community Vision and Goals**

Through a formal public input/visioning session<sup>1</sup> new ideas, issues, needs, and interests were identified and compared to the vision and goals of the 1999 plan. Part 2 documents the results of that session and presents updated vision and goal statements consistent with current day views. This visioning session also served to confirm the key points and direction established in the 1999 plan. Reference Appendix A.

The Future Land Use Map was updated to add emphasis to important concepts noted through the public input process.

### **Part 3: Development of The Action Plan**

Part 3 provided detailed recommendations, including a listing of new strategies to be undertaken and ways to build upon actions listed in the 1999 plan.

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<sup>1</sup> To ensure consistency in data collection and process, the public input/visioning session mirrored the Nominal Group Technique (NGT) process used in 1998. The public input session was held on September 21, 2005.

Before moving on to Part 1, it is important to reiterate the mission or operating basis for the 1999 plan, as it sets the tone for this 2007 update.

The mission statement outlines a set of guiding principals for implementing and applying the concepts articulated the 1999 Comprehensive Plan and 2007 update.

<b>MISSION STATEMENT</b>	
❖	Serve as a growth management tool to monitor the progress of Brighton Township's efforts;
❖	Serve as a planning tool, highlighting Brighton Township's amenities;
❖	Provide an objective basis for Township ordinance decisions and alterations;
❖	Function as a growth measure for community facilities and services; and
❖	Encourage and maintain public/private partnerships.

**Part 1: SUMMARY OF CHANGES AND ACCOMPLISHMENTS**

This Part provides a summary of change in the Brighton Township community in terms of population (*using the 2000 US Census figures*), building trends, land use patterns and parks, recreation and open space. Also included are discussions of key accomplishments in the community since the adoption of the 1999 Comprehensive Plan.

**Population Trends**

Brighton Township's population grew at a rate faster than Beaver County, the state, or any other area municipality for the ten year period from 1990 to 2000. In fact, the Township grew at over twice the rate of Pennsylvania's population growth while most other area communities saw no growth or a decrease in population. The Township's population leveled off however during the period from 2001 to 2004, with an increase of only twenty-two residents from the 2001 population to the 2004 population.

*Table 1-A*

Area	1980	1990	2000	% Change 1990 -2000	2001	2002	2003	2004
<b>Brighton Twp.</b>	7,858	7,489	8,024	7.1%	8,009	7,989	7,987	8,031
<b>Beaver Co.</b>	204,441	186,093	181,412	-2.5%	179,968	179,214	179,015	178,601
<b>Pennsylvania</b>	11,864,720	11,881,961	12,281,054	3.3%	--	--	--	12,406,292
<b>Beaver Bor.</b>	5,441	5,028	4,775	-5%	4,700	4654	4,627	4,591
<b>Bridgewater Bor.</b>	879	751	739	-1.5%	771	799	821	844
<b>Chippewa Twp.</b>	7,245	6,988	7,021	.47%	7009	7084	7,162	7242
<b>Fallston Bor.</b>	312	392	307	-21%	313	310	308	305
<b>Industry Bor.</b>	2,417	2,124	1,921	-9.5%	1,899	1885	1,880	1867
<b>Ohioville Bor.</b>	4,217	3,865	3,759	-2.7%	3,712	3692	3686	3,701
<b>Patterson Twp.</b>	3,288	3,074	3,197	4%	3,148	3,124	3,113	3,094
<b>S. Beaver Twp.</b>	2,932	2,942	2,974	1%	2,949	2938	2,939	2,931
<b>Vanport Twp.</b>	2,013	1,700	1,451	-14.6%	1,434	1,418	1,408	1,396

Source: SPC Profile of General Demographic Characteristics – 2000



## Population by Age Range

In 2000, the median age was 43.9. This figure is slightly higher than that of Beaver County (40.7 yrs.), Pennsylvania (38 yrs.) and the United States (35.3 yrs.). Further the percent of persons 65 years and over was 22.3%. Again, this figure is slightly higher than that of Beaver County (18.4%), Pennsylvania (15.6%) and the United States (12.4% yrs.).

**Table 1-B**

Population for Special Age Groups: Brighton Township 2000		
Age Group	Number	% of Total Population
Total 18 yrs +	6,171	76.9 %
Males 18 yrs +	2,782	34.7 %
Females 18 yrs +	3,389	42.2 %
Total 65 yrs +	1,789	22.3 %
Males 65 yrs +	663	8.3 %
Females 65 yrs +	1,126	14.0 %

Source: SPC Profile of General Demographic Characteristics – 2000

The following table presents the percentage of persons by age general group categories.

**Table 1-C**

Percent of Persons By Age: Brighton Township 1980 – 2000			
	1980	1990	2000
Under 24 yrs	35.9 %	29.0 %	28.1 %
25 yrs. – 54 yrs.	37.6 %	38.4 %	39.9 %
55 yrs and over	26.5 %	32.5 %	31.9 %

Source: SPC Profile of General Demographic Characteristics – 2000

## Racial Mix

The racial mix in Brighton Township remained consistent since the 1990 census with 98.0 percent of the total population being white. The African American race increased slightly from 0.9 percent reported in 1990 to 1.1 percent reported in 2000.

## Households

The total number of housing units in 2000 was recorded as 2,875 with 96.8 percent being occupied units and 3.2 percent being vacant units. Brighton Township's figures for occupied housing units is higher than Beaver County average of 93.3. Likewise, Brighton Township's vacancy rate figures are lower than the County average of 6.7 percent. Of the total 2,783 occupied housing units in Brighton Township, 89.5 percent were owner-occupied and 10.5 percent were renter-occupied. Brighton Township appears to have a high rate of homeownership. Almost 90% (89.5%) of all occupied housing units were owner occupied in 2000. This is compared to only 75% for Beaver County, 71% for Pennsylvania and only 66% for the United States.

In 2000, the number of households reported was 2,783. As was the case between the years 1980 to 1990, the number of households recorded between 1990 and 2000, continued to increase.



Similarly, since 1980, the average household size continues to decline. The average household size for Beaver County in 2000 was 2.44 people per household. Reference Table 1-D.

**Table 1-D**

<b>Number of Households and Average household Size: Brighton Township</b>			
	<b>1980</b>	<b>1990</b>	<b>2000</b>
Number of Households	2,295	2,477	2,783
<b>Average household size/ people per household</b>	3.13	2.73	2.63

Source: SPC, Profile of General Demographic Characteristics – 2000 & Brighton Township Comprehensive Plan 1999.

Households with individuals under 18 years old comprised 35 percent and households with individuals 65 years and over comprised 30.9 percent. Further, the 2000 US Census shows that 8.8 percent of the population lives in group quarters. This figure is higher than Beaver County with 2.4 percent, Pennsylvania with 3.5 percent and the United States 2.8 percent of the population in group quarters. This may be due in part to the number of senior housing facilities located in Brighton Township which includes, the Francis Farmer apartments, Beaver Meadows, Trinity Oaks and the 600 bed County owned Friendship Ridge facility

**Median Household Income**

The median household income increased by 70% since the 1990 census. In 1999, the median household income was \$52,000. As noted in the tables below, both the median and per capita incomes are slightly higher than the Beaver County average.

**Table 1-E**

<b>Median Household Income Trends 1980 – 2000</b>				
<b>Area</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>% change 1990-2000</b>
Brighton Twp.	\$25,273	\$36,463	\$52,008	70%
Beaver Co.	--	\$24,276	\$45,495	87%

Source: SPC, Profile of Selected Economic Characteristics – 2000 & Brighton Township Comprehensive Plan 1999.

**Table 1-F**

<b>Per Capita Income - 2000</b>	
<b>Area</b>	<b>2000</b>
Brighton Twp.	\$22,437
Beaver Co.	\$18,402

Source: SPC, Profile of Selected Economic Characteristics – 2000



## Education Levels

As noted in the 1999 Comprehensive Plan, the educational attainment figures significantly increased between 1970 and 1990. The same statement is true for the period between 1990 and 2000. Table 1-G presents the updated figures.

**Table 1-G**

<b>Comparison of Educational Attainment of Persons Age 25 &amp; Older Brighton Township 1970 – 2000</b>			
	<b>1970</b>	<b>1990</b>	<b>2000</b>
Less than high school	33%	23.3%	11.3%
At least high school graduate	67%	76.7%	88.5%
At least college graduate ( <i>bachelor's degree or higher</i> )	16%	19.7	24.0%

Source: SPC, Profile of Selected Social Characteristics – 2000 & Brighton Township Comprehensive Plan 1999.

## Employment Trends

The population of Brighton Township in the labor force has increased from 50 percent in 1990 to 55.8 percent in 2000. This figure is just slightly lower than the Beaver County average at 60 percent of the population being engaged in the labor force and may be attributable to a lower number of females in the labor force compared to the county average. Compared to the Beaver County average of 53.1 percent, females in Brighton Township comprised 48.7 percent of the labor force in 2000<sup>2</sup>.

In terms of industry, the “Educational, Health and Social Services” sector employs 22.1 percent of the total employed civilian population in Brighton Township with “manufacturing”, and Transportation, Warehousing and Utilities” each comprising 14 percent of the industry base<sup>3</sup>.

In 1990, the “Management/Professional Specialty” occupations employed 31 percent of persons over 16 years of age and “Technical Sales and Administrative Support” comprised 25 percent of persons over 16 years of age. In 2000, the percent for “Management, Professional, & Related Occupations” increased slightly to 36.4 percent and “Sales & Office Occupations” continued to follow as the second largest category for the employed civilian population at 28.6 percent<sup>4</sup>.

<sup>2</sup> Source: SPC, Profile of Selected Economic Characteristics - 2000

<sup>3</sup> Ibid

<sup>4</sup> Id

## Building Trends

As was the case in 1990, single family dwellings (*1 unit, detached dwellings*) comprised the majority or 93% percent of the housing stock in Brighton Township in 2000. And, the median housing value increased from \$67,000 in 1990 to \$114,100 in 2000. Table 1-H presents a snapshot of new housing starts and other recorded construction activity in Brighton Township since 1998. Overall, construction activity appears to be strong. Between 1998 and 2000 the township saw about 30 new starts each year. Between 2001 and 2004, that trend diminished to about half the previous rate. However, in 2005, the Township saw 44 starts suggesting a rise in home building, although the number of starts dropped down to 17 in 2006.

*Table 1-H*

Building Trends										
Type	1999	2000	2001	2002	2003	2004	2005	2006	2007 (1st 1/2)	Total
Single Family Dwellings	35	33	22	17	17	13	44	17	21	251
Duplex	1	0	0	0	6	0	3	1	0	11
Quadraplex	0	0	0	0	3	1	1	1	0	6
Mobile Homes	0	3	0	1	0	0	0	0	0	4
Additions*	18	29	18	20	23	27	20	6	9	203
Building Repairs/Renovations	0	0	0	0	0	7	3	9	1	20
Decks, Porches, Patios	51	30	26	40	37	29	27	18	13	319
Garages, Carports	17	18	14	10	15	13	6	5	2	115
Storage Sheds, Barns	31	18	34	25	29	44	19	37	16	288
Swimming Pools	20	15	14	23	6	10	4	10	2	108
Other	4	3	1	22	5	8	9	9	0	66
Nonresidential Permits	5	7	6	8	7	4	9	17	3	69
<b>Reported Construction Costs</b>	\$7,854,090	\$9,827,225	\$4,738,251	\$4,570,758	\$21,079,880	\$6,268,872	\$13,861,744	\$8,544,276	\$6,445,499	\$88,335,252

\*Includes Sunrooms, Roofs

Source: Brighton Township Building Permit Records, Brighton Township Manager



## Land Use

Since 1999, the land use pattern in Brighton Township has evolved on a slow incremental basis. The existing land use map (exhibit “A”) documents land use changes since the completion of the land use inventory completed for the 1999 Comprehensive Plan.

The most significant changes occurred in the form of residential development. While several subdivision plans dot the landscape and are located away from existing “activity centers” within the Township, the majority of development has occurred near to the three existing activity nodes: Tuscarawas Local Business District; the Dutch Ridge Professional District which includes the hospital; and the Route 60 Business District/Brighton Road-Sebring Road area. These activity nodes were referred to in the 1999 Comprehensive Plan and have been used in this update for consistency.

New development along Tuscarawas Road Corridor, west of Route 60 includes the construction of an 8,125 SF retail business, an 80 bed senior care facility with frontage along the north side of Tuscarawas Road in the heart of the Tusca Local Business District, a 68 parcel subdivision plan just south of the Tuscarawas Road, and the Township’s acquisition of Hardy Field, the former Brighton Township Elementary School property which will continue as public recreation. This area is expanding upon existing elements necessary to define and maintain a thriving “place”; a place with identity, activities, and a population base to support businesses and public facilities. Further, within close proximity to the Tusca Local Business District along the south side of Tuscaswaras Corridor (along Barclay Hill Road) is the new Barclay Hill Estates development with 84 units, a newly constructed place of worship and the Cambev Property, a large land area recently purchased by the Township to serve as public open space and the eventual development of a community park.

Development along the Dutch Ridge Road Corridor, east of Route 60 includes a new elementary school facility, a 54 parcel subdivision and a number of scattered large parcel subdivisions. Within the Professional District, a 33,000 square foot medical office building was constructed.

New development within the Brighton Road/Sebring Road area consists of a 174 parcel plan, and two public open space parcels just south of the Two Mile Run Extension parcel.

While development has not been over whelming to this point, Brighton Township is poised for development with progressive zoning amendments in place to ensure important design and landscaping amenities are incorporated into the planning process. Brighton Township is positioned to manage growth by future residents and businesses who desire a more rural atmosphere while having access to the amenities of a small town or a city<sup>5</sup>.

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<sup>5</sup> Brighton Township is situated along Route 60 affording convenient access to the Pittsburgh International Airport and the City of Pittsburgh, and adjacent to Beaver Borough (a traditional “main street” community with amenities of a small town) and Brady’s Run County Park a regional park amenity. Recognizing their desirability their community, the municipal officials/staff have been proactive in implementing needed land use regulations to ensure future development meets the intent of Brighton Township residents. Reference the subsequent tables of this part 1 for a detailed listing of Community Development related accomplishments since 1999.

SEE EXISTING LAND USE MAP



## **Parks, Recreation and Open Space**

During the preparation of the 1999 Comprehensive Plan, the community expressed a strong interest in the area of park, recreation and open space. Because of this, the Township placed an emphasis on implementing actions to address the following key points:

- ❖ Improve and maintain existing recreation areas;
- ❖ Offer recreation for all ages and families;
- ❖ Acquire more land for central park and other recreation facilities;
- ❖ Acquire land for passive recreation prior to development; and
- ❖ Provide areas and space for biking and hiking trails, both on and off road.

Since 1999, the Township made great strides toward implementing the plan recommendations. Below is a listing of accomplishments.

### **Maintenance**

The Township now hires three seasonal maintenance persons to maintain the fields and grounds at the parks during the summer. This not only includes lawn maintenance, but also cleaning of the trash, fertilization, weed control, water, aeration and replanting of fields. Each park with restroom, concession or picnic facilities receives cleaning after each daily use by a paid custodian.

### **New Parks/Open Spaces and Upgrades to Existing Parks**

#### General:

The Township acquired 38.6 acres off of Brighton Road below the Public Works Maintenance Facility. A master plan has been prepared for this property, identified in the study as Two Mile Run Park Extension. A one mile long multi-purpose paved trail has been constructed within the park.

The Township accepted the donation of the Novakovic/Yost properties consisting of 11.8 acres behind Circle Drive as passive recreation and open space.

The Township also purchased the Cambev Property consisting of 52 acres. A master plan has been prepared for this property.

The Township purchased (*from the Beaver Area School District*), Hardy Field, the former Brighton Township Elementary School. This property is 22 acres in size. The Township has demolished the school building structure and has prepared a master plan for reuse of that portion of the property.

The Township will also receive, by dedication, over 100 acres of open space and passive recreation areas from the Aspen Fields PRD development. Trails will be constructed within



the open space of the Aspen Fields PRD providing a link between Sebring Road and Todd Road.

Feasibility studies were prepared and adopted for biking lanes along various roads throughout the Township. Bike lanes along Brighton Road are currently under design with expectations of construction in 2007 or 2008.

Medical Center Ballfield (leased area)

Constructed outfield fencing, added storage facility, and expanded backstop (2005).

Dawson/Baker Fields

Constructed dugouts at both little league fields (2003).

Ellis Field

Construct new dugouts and backstop at softball field (planned for 2007).

Constructed new dugouts and backstop at Pony League field (2006).

Constructed building to house concessions, storage, and bathrooms (2004/2005).

Constructed picnic shelter (2001).

Hardy Field

Constructed restrooms and two new dug-outs as well as the restoration of the concession and storage building.

Outdoor fencing fabric was replaced and an extension to the water line was completed to permit watering of fields as needed.

A walking and biking trail is maintained around the soccer complex at Hardy Field.

Two Mile Run Park

An addition was added to Schultz Lodge in order to upgrade the restrooms and make them ADA accessible.

The Township opened and maintains two hiking trails in Two Mile Run Park constructed as part of an Eagle Scout Project.

The Township received a PA DCNR grant to construct a second entrance into the park further north on Gypsy Glen Road. In addition, the following facilities and improvements will be constructed as part of the grant project: additional parking, ball field, picnic shelter and restroom facilities.

The Township constructed a one mile long walking trail and bike trail in the Two Mile Run Park Extension with the project completed in the Fall of 2005.

Dawson Ridge Park

An additional parking lot has been constructed to address parking issues. Also, dug-outs were constructed at the two little league baseball fields.

## **Recreation Programming**

The Parks and Recreation Board made great efforts to expand programming for all ages and families. An annual Autumn Fest has been added to the already existing annual Easter egg hunt. The Board sponsors movies in the park, indoor movies in the winter and bus trips.



## Summary of Accomplishments

Accomplishments are listed in the “record of action” section of the updated “Action Program” table, Table 1-I. In addition to the specific strategies outlined in the Action Program, many other plan objectives were accomplished that did not directly relate to specific goal categories. As illustrated in Tables 1-J, 1-K, and 1-L, these actions were implemented based upon achieving the guiding principals called out in the “vision statement” of the community.

**Table 1-I**

1999 Action Program with Record of Action as of 2007		
Strategies for Action	1999 Priority	Accomplishments –Status as of 2007
<p><b>A. <u>Goal: Parks, Recreation and Quality of Life</u> – To ensure there are sufficient public parks and recreation facilities that area inviting, well-maintained, free from vandalism, accessible to all residents and which meet the current safety standards through coordinated efforts of the Township, municipal partnerships, community groups, businesses, the School District and individual volunteers. To encourage, support and promote “community building” activities in order to foster a “cohesive community identity”.</b></p>		
<p>1. Develop a linear park and open space network to link neighborhoods, parks and wooded areas</p>	<p>Medium</p>	<p>The Township has been working toward this in an incremental fashion through the subdivision process. The land development plans for the Dutch Ridge Elementary School required a paved walking/biking trail link with the Brighton Fields Plan. The Aspen Fields Plan will have over 100 acres of dedicated open space that includes a trail system that will link Sebring Road and Todd Road (off of Barclay Hill Road). The Ashley Ridge Plan provides an easement link to the open space owned by the Township behind the Dawson Ridge Plan. The Township has constructed a walking/biking trail on the Two Mile Park Extension property with the ultimate goal of connecting to Two Mile Run Park.</p> <p>The Township has prepared a Bicycle/Pedestrian Network Feasibility Study (Phase I and Phase II) funded by the Beaver County Community Development Office. The study identifies various routes throughout the Township. The Township has received grant awards for a first phase project – bicycle lanes on Brighton Road, both sides. The project is under design with a 2007 or 2008 construction date anticipated.</p>

1999 Action Program with Record of Action as of 2007		
Strategies for Action	1999 Priority	Accomplishments –Status as of 2007
2. Evaluate the use of a Mandatory Land Dedication Ordinance/Fees-in-Lieu of Ordinance for residential and non residential developments	Medium, year 1	Implemented by Ordinance No. 146 adopted by the Board of Supervisors on December 12, 2005.
3. Evaluate feasibility of developing a Brighton Township Community Center	Low	<p>The Township was the lead agency for a joint study for a Beaver Area Recreation Community Center. No implementation taken to date.</p> <p>The Beaver Area School District prepared preliminary plans to construct a fitness center/community center addition to the high school/middle school building. This is in addition to other improvements planned for Gypsy Glen Stadium in the same area. The Township may consider a joint application with the District and other municipalities for grant funding towards the construction of the facility, should such an application be spearheaded by the District.</p>
4. Promote the attraction of an indoor/outdoor soccer arena and fields	Low	No action – this was considered more of a regional use issue by the Commission and not addressed independently by the Township
5. Increase support for Parks and Recreation Board	High, year 1	The Board of Supervisors, in March of 1996 passed a Resolution to establish a Parks and Recreation Board that has specific duties assigned. At that time, the previously functioning Parks and Recreation Committee was abolished and the new Board established. That Board wrote and adopted By-Laws in December of 1996. The goal was to move away from a “sports” oriented Committee to a Recreation oriented Board. We believe this has been successful with a number of activities now taking place on a regular basis under the direction of the P & R Board.
6. Use the “official map” process to designate and acquire future land and open space linkages	Low	This was considered by the Planning Commission but the concept was rejected by the Board of Supervisors due to concerns over property “taking”.

1999 Action Program with Record of Action as of 2007		
Strategies for Action	1999 Priority	Accomplishments –Status as of 2007
7. Require playground and park audits, inspections and maintenance to be completed under direction of a Certified Playground Safety Inspector (CPSI). Consider a contracted with a qualified consultant.	Medium, year 1	The Township Manager has had the equipment installers inspect their equipment periodically (last done in 2005) and make recommendations for changes/repairs. They are certified, but do not issue inspection reports. In the fall/winter of 2006 the Township sent a Public Works employee to training and certification as a Certified Playground Inspector.
8. Conduct annual playground audits	High	Park and Recreation Board does do spring and fall inspections of facilities. The Township had an employee certified as a playground inspector in the fall/winter of 2006. Implementation of formal inspection/audit program to be initiated in 2007.
9. Develop a safety inspection schedule including preseason and routine inspections.	High	See above. Public Works does repairs of facilities as needed. Fence work is contracted.
10. Develop and institute the use of safety inspection check lists for each playground.	High	See above
11. Acquire and make available playground inspection tools and equipment.	Medium	Equipment and tools ordered in January 2007.
12. Send an in-house maintenance/codes enforcement officer to the NRPA National Playground Safety Institute (NPSI) for formal certification.	Medium	Completed in fall/winter of 2006.
13. Locate protective surfacing material within the fall/use zones of all playground equipment in accordance with the Consumer Products Safety Commission (CPSC) and the American Society for Testing and Materials (ASTM) recommendations	High, year 1	Material has been placed and added to on occasion as need is determined by Township inspections. Inspections to be completed in 2007 will determine need for additional protective surfacing material.

1999 Action Program with Record of Action as of 2007		
Strategies for Action	1999 Priority	Accomplishments –Status as of 2007
14. Budget funds to assist the Recreation and Parks Board members and at least one member of the Planning Commission in becoming members of the PA Recreation and Park Society, Inc. (PRPS)	Medium, year 1	All Park and Recreation Board members and Township Manager are members of PRPS.
15. Continue the use of an intergovernmental agreement with the school district and other area interested to coordinate use of recreation and park facilities and programming options	High, year 1	The Township did coordinate with prior recreation directors that were employed by the School District. Last director was more sports oriented. She has left the District for other employment. There is no indication that the District will be replacing the position. The Township and Beaver Borough are jointly contracting with Beaver County YMCA to operate a summer playground program at the Dutch Ridge Elementary School and/or College Square Elementary School.
16. Design and install township parks identification signs	Medium, year 1	No addressed. The Township has placed signs at Dawson Ridge Park and Ellis Field that indicate the origination of the property and the name of the fields. Similar type sign is being considered for Hardy Field once additional improvements are undertaken.
17. Explore hiring a regional Parks and Recreation Director	Low	Not addressed. The Beaver Area School District previously hired a recreation director for the District that coordinated some programming with the municipalities. The District has now eliminated this position.
18. Approach schools to assist in the construction of pavilions, etc.	Medium, year 1	Not addressed. The Township has constructed a picnic pavilion at Ellis Field since plan adoption. An additional shelter is planned at Two Mile Run Park as part of the scheduled 2007 improvements under grant award. The Hardy Field Master Plan includes the addition of a shelter.

1999 Action Program with Record of Action as of 2007		
Strategies for Action	1999 Priority	Accomplishments –Status as of 2007
19. Develop a master plan for all township owned recreation and park areas	High, year 1	Partially addressed. A master plan was pulled together for the purposes of the fee in lieu of dedication ordinance. It was a compilation of completed plans. The Township has plans for parks as follows: Two Mile Run Master Park Plan (1977 updated 2001); Two Mile Run Park Extension (2001); and Cambev Property (2006). A master plan for the reuse of the property at Hardy Field was prepared in 2006. This in addition to plans for the bicycle/pedestrian trail and community center.
20. Continue in the development of the Special Events Program	Medium, Year 1	The Park and Recreation Board has been very active in this. Annual Octoberfest, annual Easter egg hunt, bus trips, movies in the park and other special events. The Police and Fire Departments sponsor an annual National Night Out event at Hardy Field that includes vendors and fireworks
21. Develop and implement a Community Tree Planting Program	Low	The Township has opted not to create a Street Tree Commission. However, the Township amended the Zoning Code in 2001 to require street trees in new plans, and added other plantings requirements for non-residential, with specific permitted species listed in the Code. Township also conducted a tree planting at the Brighton Interchange of PA Route 60.
22. Support the development of Reporting Program for senior citizens	Low	Not addressed.
23. Establish a “Gateway Development Committee	Medium	Not addressed.
24. Plan for an annual “Community Day Picnic” to be held at a township park	Medium	Not specifically addressed. However, the Park and Recreation Board conducts an annual Autumnfest at Two Mile Run Park that serves the same purpose. The Police and Fire Departments conduct an annual National Night Out with parade through Dawson Ridge area that also serves this purpose.
25. Consider developing “township street signs”	Medium	Not addressed. The Township Manager is investigating the new street sign regulations that are forthcoming as a result of action by the Federal Government establishing minimum sizes and reflectivity.

1999 Action Program with Record of Action as of 2007		
Strategies for Action	1999 Priority	Accomplishments –Status as of 2007
26. Develop a formal volunteer network and coordinate efforts through a single oversight source	Low	Not addressed.
27. Evaluate establishing formal Neighborhood Area Commissions	Low	Not addressed.
28. Consider formalizing neighborhood boundaries and names to promote local identity and pride within the township	Low	Not addressed.
29. Support the school district in the development/renovation of facilities	Medium	New elementary school constructed and named Dutch Ridge Elementary School. The Township has purchased the Brighton Elementary School property, know as Hardy Field.
30. Continue to support and recognize the efforts of the Beautification Committee.	Medium, Year 1	Volunteers continue to maintain the Township signs on Dutch Ridge Road and Tuscarawas Road.
<p><b>B. Goal: Community Development – To promote quality development which capitalizes on the Township’s unique locational advantage and which respects the natural landscape and existing character of the Community. To build upon the strengths of the Township’s existing residential housing base, stable neighborhoods and unique “bedroom community” character.</b></p>		
1. Perform a Comprehensive update to the Zoning Ordinance that is reflective of the goals and objectives state in the Comprehensive Plan.	High, Year 1	Various Zoning Code and Subdivision & Land Development Code amendments have been completed to implement the Comprehensive Plan. The most significant are Ordinance Nos. 119 (November 13, 2001); 120 (November 13, 2001); 125 (October 14, 2002); 128 (February 10, 2003); 129 (May 12, 2003); 134 (March 8, 2004); and 135 (March 8, 2004). Township also adopted a property maintenance ordinance (No. 121) on March 11, 2002
2. Revise zoning around Route 60 interchange to promote quality development.	High	See Ordinance No. 119 (November 13, 2001) and others as listed in item B.1. Above.



1999 Action Program with Record of Action as of 2007		
Strategies for Action	1999 Priority	Accomplishments –Status as of 2007
3. Develop zoning that promotes the continued development and expansion of the medical and institutional core.	High	Not addressed. This item was discussed by the Planning Commission in 2005. The Planning Commission recommended as part of the Comprehensive Plan 2007 Supplement that support for such a zoning change be reevaluated through community input process. Note: a request to rezone some property around the hospital was made in 2005. A medical office building (33,000 SF) has been constructed on the grounds of the Medical Center (2006).
4. Develop design overlay district along Tuscaraws Road between Neville and Lisbon Roads.	Medium	Not addressed. Some additional commercial activity has taken place in this area but not significant to-date.
5. Update the Subdivision and Land Development Ordinance and encourage new subdivision development that follows a conservation design approach.	High	Not addressed. The Township's PRD regulations (revised 2 times since 1999 Comprehensive Plan) do function as a cluster development scenario. Two PRDs since 1999 have developed in this manner. There has been reluctance to permit smaller lots using the cluster design method since our primary residential zoning district (R-1) permits such small lots now (90 foot minimum lot width and 12,500 SF minimum lot size). The R-2 District is mostly rural with no public water or sewerage service. A minimum 1 acre lot is required when either of these utilities is not available.
6. Develop a greenway setback requirement along key corridors.	Medium	Township has established a minimum 20 feet planting strip between parking areas and the street right of way lines (Ordinance No. 129 – May 12, 2003). Street trees required (Ordinance No. 119 – November 13, 2001).
7. Evaluate developing and implementing a policy that would support the training of those in charge of building inspections and code enforcement to be information officers.	Low	Township has adopted the State-Wide Building Code (International Construction Code) and has appointed the Middle Department Inspection Agency as the body to conduct plan reviews and inspections. Township Manager serves as the Zoning Officer.
8. Development and distribute an information pamphlet on the various housing programs, grants and other resources available through the State and Federal government to assist residents.	Low	Not addressed.

1999 Action Program with Record of Action as of 2007		
Strategies for Action	1999 Priority	Accomplishments –Status as of 2007
9. Apply for Community Development Block Grant (CDBG) funds to systematically improve neighborhoods.	Low	Not addressed – Qualification requirements need to be researched.
10. Support the efforts of volunteer groups committed to nuisance abatement in the Township.	Low	Not addressed as listed. However, the Township adopted a property maintenance ordinance (No. 121) on March 11, 2002 that addressed issues with junk, weeds and trash. The Township Manager and Police Chief are the enforcement officers.
11. Consider establishing a “fine” banking program.	Low	Not addressed.
12. Support, encourage and provide neighborhood”self-help activities”.	Medium	Not addressed.
13. Continue to implement annual spring clean-up.	High, Year 1	Conducted through 2004. In 2005 Township went to an unlimited trash collection contract that permits the disposal of bulky items during routine trash days.
14. Establish a formal recognition program to publicly acknowledge residents, community organizations, groups, agencies, etc., for their accomplishments and involvement in improving the quality of life of Township residents.	Low	Not addressed specifically. Township did conduct a community volunteer dinner in 2000 to thank all persons involved in various Township committees and functions.
15. Develop an “official map” which is a process to designate and acquire future neighborhood/community park sites or undertake public works projects (such as road extensions, connections, etc.).	Medium	Not addressed. Board of Supervisors decided against pursuing an official map due to concerns over property taking.

1999 Action Program with Record of Action as of 2007		
Strategies for Action	1999 Priority	Accomplishments –Status as of 2007
<p><b>C. Goal: <u>Transportation</u> – To improve the safety and flow of pedestrian and vehicular travel and to reduce the overall traffic congestion while encouraging multiple modes of public/private transportation that are conducive to the needs of the community.</b></p>		
1. Implement components of a Road Pavement Conditions Survey and Maintenance Plan.	Medium, Year 1	Board of Supervisors continues to conduct Spring and Fall road inspections with the Township Manger, Township Engineer and Road Foreman. Township evaluated numerous roads and established a 7.5 ton weight limit on them via Ordinance No. 118 – July 9, 2001.
2. Address sub-standard intersection issues at key intersections in the Township.	High	Not addressed (financial cost constraints).
3. Conduct engineering and design analysis of select transportation improvements.	Medium, Year 1	Not addressed – see above
4. Perform a feasibility study/develop a plan for pedestrian and bicycle pathways along primary corridors.	Medium, Year 1	Study completed in 2 phases beginning with 1999 grant award and completing in the fall of 2002. First phase under design for Brighton Road with 2007 or 2008 construction anticipated.
5. Evaluate establishing and implementing a Sidewalk Rehabilitation and Installation Program.	Low	Not addressed. Sidewalks are being required in new subdivisions and land developments.
6. Implement a street lighting survey and plan.	Low	Not addressed. Street lights are being required in new subdivisions and land developments
7. Work with PennDOT to evaluate the need for a traffic light or crosswalk with warning signal in Tuscarawas Business District.	High, Year 1	In 2006 Penn DOT determined that the intersection of Dutch Ridge Road and Tuscarawas Road does not meet the warrants for a 3-way stop, but did approve a 2-way stop. A stop sign was added on Tuscarawas Road at Dutch Ridge Road heading west.
8. Work with the Beaver Area Transit Authority and other providers to increase the availability of public transportation in the Township.	Medium	Not addressed.

1999 Action Program with Record of Action as of 2007		
Strategies for Action	1999 Priority	Accomplishments –Status as of 2007
9. Improve coordination with other agencies; any desired changes on state and county owned roads should be coordinated with the appropriate agency.	Low	Township does have an Agility Agreement with Penn DOT but it has not been utilized. Township provides testimony at the local meetings with SPC for 12 Year Plan
10. Address tractor trailer parking along Brighton Road by contacting PennDOT.	Medium	Area posted no parking by Ordinance No. 140 – April 11, 2005.
<b>D. Goal: <u>Community Facilities &amp; Services</u> – To ensure the municipal administration, services and facilities are provided and coordinated in an efficient and effective manner.</b>		
1. Continue publication of community newsletter sponsored by Township, Municipal Authority and Sewage Authority.	High, Year 1	Newsletter published a minimum of 3 times per year. Also posted on Township web page at <a href="http://www.brightontwp.org">www.brightontwp.org</a> .
2. Develop a “Welcome Packet” for new residents.	Medium, Year 1	This was prepared but not implemented to date. Implementation to be initiated in 2007.
3. Identify additional methods to share Township information with citizens (e.g., Home Page on the Internet, news releases, etc.).	Medium, Year 1	Township mails 3 or 4 newsletters per year to each household and has a Township web page at <a href="http://www.brightontwp.org">www.brightontwp.org</a> . A monthly events email newsletter was added in 2006 on the recommendation of the Parks & Recreation Board, which maintains the information contained within the email newsletter.
4. Evaluate the level of staffing provided to address planning and zoning needs within the Township.	Medium	Not addressed. Township has hired a building inspection firm to implement the Statewide Building Code. Township Manger continues to act as Zoning Officer. Township Planning Commission expanded from 5 to 7 members by Ordinance No. 112 – May 8, 2000.
5. Consider updating the Township’s computer network.	Low	Financial and public safety systems updated and current. However, the Township does not have a GIS.
6. Develop and implement a Capital Improvements Program (CIP).	Medium	The Board meets annually with department heads to review capital needs and planned capital improvements or purchases.

1999 Action Program with Record of Action as of 2007		
Strategies for Action	1999 Priority	Accomplishments –Status as of 2007
7. Budget funds to assist Township officials, Planning Commission members and related boards in attending the PPA Annual Conference and other beneficial planning workshops and seminars.	Medium, Year 1	Funding is provided for seminars and other training for Board, staff, Planning Commission and Zoning Board members.
8. Support Planning Commission members and Zoning Hearing Board members and future related planning boards into becoming members of the American Planning Association (APA).	Medium, Year 1	Commission members are members of PPA.
9. Contact Pennsylvania Game Commission to discuss strategies to deal with deer overpopulation.	Low	Not addressed and not considered an issue by the community.
10. Consider eliminating open burning in dense residential areas.	Medium	Not addressed.
11. Evaluate the application of a recreation tax.	Low	Not addressed. The Board has decided not to specifically designate any real estate tax levies.
12. Take steps to continue 'strong' Township Grant writing.	Medium	Township Manager serves in this capacity.
13. Review and revise this Action Program on an annual basis prior to the Township's annual budgeting process.	Medium	Planning Commission and Township Manager regularly evaluate the Strategies for Action and recommended this Supplement (update) to re-evaluate the strategies for action and to confirm the "vision" of the community.
14. Work to increase intra-governmental communication and coordination	High, Year 1	Township Board of Supervisors meets at least 2 times per year with the Municipal Authority and Sewage Authority Boards in joint session. Minutes of Board of Supervisors and Planning Commission posted on Township web page. A Supervisor and a Planning Commission member sit on the Boards of the Municipal Authority and Sewage Authority for coordination. Board of Supervisors receives copies of all minutes from the Planning Commission, Park & Recreation Board, Municipal Authority and Sewage Authority.

1999 Action Program with Record of Action as of 2007		
Strategies for Action	1999 Priority	Accomplishments –Status as of 2007
<p><b>E. Goal: <u>Historical, Cultural &amp; Natural Resources</u> – To preserve &amp; enhance the natural, scenic and historic areas of the community.</b></p>		
1. Consider developing a brochure that highlights all of the points of interest within the Township such as parks and recreation facilities, historic structures, natural areas and other significant features.	High	Not addressed. However, this information is on the Township web page. The Township Manager will be working with a public relations consultant in 2007 to prepare a brochure or related information about Brighton Township that will be available to potential new residents and can be maintained on the web page.
2. Complete a historic sites inventory within the Township to identify structures that could be placed on the National Register of Historic Places. This could be accomplished through the use of graduate school interns and coordination with the Pennsylvania Historic and Museum Commission (PHMC).	Medium	Township has created and organized a Brighton Township Historical Society that has undertaken this task. They have created brochures of homes that are of significance in the Township. They continue on this work. This group is in addition to the previously established Richmond Little Red School House Committee that oversees the one room school owned by the Township.
3. Develop a “Historic Preservation Plan” to help preserve historic houses, barns, churches, and other features, specifically the historically significant buildings.	Medium	Not addressed
4. Develop a tree preservation program to maintain the natural woodlands within the township.	Low	Not addressed. Township Zoning does include regulations for the logging industry which must be permitted in all zoning districts.
5. Address stormwater runoff and erosion issues by planting trees, shrubs, and ground cover on steep slopes, constructing ditches along roadways and fields and placing rip-rap along streams and waterways.	Medium	The Township placed rip-rap adjacent to some roads in instances where creek erosion has been an issue.

**Table 1-J**

<b>General Accomplishments since 1999 Implemented to achieve Brighton Township “Vision” for the future.</b>	
<b>Township Actions:</b>	<b>Outside Agency Actions:</b>
1. Adopted grading codes that have significantly reduced the amount of grading that is permitted on steep slopes.	1. AT&T/Comcast upgraded the cable TV system with new fiber cable system.
2. Adopted a property maintenance ordinance to address concerns about high grass and weeds, junk vehicles, etc.	2. PADOT upgrade and repaving of PA Route 60.
3. Posted “No Parking” on Brighton Road to eliminate truck parking along Brighton Road.	3. Beaver Area School District (BASD) constructed new elementary school in lieu of upgrades to the Brighton Township Elementary School.
4. Constructed a new public works garage to meet facility needs, relocate from inadequate site and eliminate the need to rent a storage garage facility.	
5. Upgraded equipment used to process yard waste at the Yard Waste Drop-off, Processing and Compost Site.	
6. Upgraded computer systems in police and administration areas.	
7. Prepared a regular fire truck replacement schedule and purchased aerial truck for fire department.	
8. Created and incorporated a Historical Society as a non-profit agency.	
9. Installed heating and air conditioning to preserve the historic Richmond School building.	



**Table 1-K**

<b>Summary of Zoning &amp; Subdivision/Land Development Ordinance Accomplishments since 1999</b>	
1.	<b>January 11, 1999</b> - Ordinance No. 107 - Zoning Ordinance Amendments: <ul style="list-style-type: none"><li>▪ Revisions to regulations for the placement of Communication Towers and Antenna.</li><li>▪ Establishing regulations for the time, location and manner of operation of Campgrounds.</li><li>▪ Amending PRD regulations to reduce permitted density by 25% and specifications for common open space in PRDs.</li></ul>
2.	<b>April 19, 1999</b> - Ordinance No. 108 - Zoning Ordinance Amendments: <ul style="list-style-type: none"><li>▪ Establishing specifications for when a dwelling unit is permitted within a commercial structure within a C-2 Highway Commercial Zoning District.</li></ul>
3.	<b>November 13, 2001</b> - Ordinance No. 119 - Zoning Ordinance Amendments: <ul style="list-style-type: none"><li>▪ Include development goals of the Township Comprehensive Plan within the body of the Zoning Code Community Goals. Specify the Community Development Objectives within the Zoning Code as provided by the Township Comprehensive Plan.</li><li>▪ Provide a Statement of Consistency within the Zoning Code. Addition of numerous definitions to Zoning Code.</li><li>▪ Re-write UD Unified Development District zoning regulations to establish minimum lot area requirements, minimum yard requirements</li><li>▪ Re-write C-2 Highway Commercial District to address comprehensive plan. Establish maximum square footage for office buildings and retail uses.</li><li>▪ Establish larger commercial developments in accordance with development models. Include language for development models.</li><li>▪ Re-write parking requirements</li><li>▪ Establish standards for lighting.</li><li>▪ Establish section for Buffer Yard Requirements, including residential landscaping requirements. Set approve planting list for street trees.</li><li>▪ Establish section for Traffic Impact studies.</li></ul>
4.	<b>November 13, 2001</b> - Ordinance No. 120 - Subdivision & Land Development Ordinance Amendments: <ul style="list-style-type: none"><li>▪ Establish application and plat requirements for subdivision and land development application submissions. Specifications for sketch plan, preliminary plans and final plans.</li><li>▪ Section added for Neighborhood Scale plans.</li><li>▪ Structure design and orientation requirements established.</li></ul>
5.	<b>October 14, 2002</b> - Ordinance No. 125 - Zoning Ordinance Amendments: <ul style="list-style-type: none"><li>▪ Rewriting the PRD regulations to require a minimum number/percent of single family homes, define buildable area, increase requirements for open space dedication and specifying open space standards, establishing minimum lot sizes, setbacks and yards, minimum distances between buildings.</li></ul>

**Summary of Zoning & Subdivision/Land Development Ordinance  
Accomplishments since 1999**

6. **February 10, 2003** - Ordinance No. 128 - Subdivision & Land Development Ordinance Amendments:
  - Establishing a Public and Private Improvement Code with standard detail drawings for improvements.
  - Establishing a grading code.
  - Re-writing the stormwater management regulations.
7. **March 8, 2004** - Ordinance No. 129 - Zoning Ordinance Amendments:
  - Establishing specific regulations for home occupations and no-impact home based businesses.
  - Permitting forestry in all zoning districts.
  - Revision height restrictions in the C-1 Neighborhood Commercial District and the UD Unified Development District.
  - Re-writing the traffic impact study requirements.
  - A purpose of this ordinance was to revise the Zoning Code to have a consistency for minimum yard requirements and setbacks between residential and non-residential uses and parking, and to establish buffer yards between such uses. This was to get rid of minimum lot size requirements for specific non-residential uses (churches, schools etc.)
  - Re-write UD Unified Development District uses, yards and setbacks.
8. **March 8, 2004** - Ordinance No. 134 - Subdivision & Land Development Ordinance Amendments:  
Revising parking regulations, safe sight distance, and increasing minimum street right of way to 60 feet.
  - Amending standard details of the public and private improvement code.
  - Revising stormwater management regulations.
9. **March 8, 2004** - Ordinance No. 135 - Zoning Ordinance Amendments:
  - Regulations for traffic impact analysis revised.
  - Revise parking standards.
  - Revised and established regulations for automotive recycling and material salvage yards.
10. Density reduced in the PRD regulations. Plans now being required to install streetlights, sidewalks and landscaping (*street trees*), commercial zoning revised to encourage professional development uses and code changes to protect residential uses from non-residential uses.
11. **December 12, 2005** - Ordinance No. 146 establishing mandatory dedication of open space within subdivisions or the payment of fees-in-lieu-of-dedication.
12. **December 12, 2005** – Ordinance No. 147 sign regulations within zoning code re-written. The use of ground mounted signs established as the requirement. Also amended zoning regulations for non-conforming structures, lots and uses.
13. **June 11, 2007** – Ordinance No. 153 building design criteria for land development projects revised within the subdivision and land development code to give specific guidance on architectural features that are expected. Also established standard details for the fencing of detention pond facilities.

*Table 1-L*

<b>Miscellaneous Actions since 1999</b>
<b>July 12, 1999</b> - Ordinance No. 109 – Codification of Township ordinances.
<b>November 8, 1999</b> - Ordinance No. 111 - Establishing a 25 mph speed limit on all Township roads
<b>May 8, 2000</b> - Ordinance No. 112 -_Enlarging the membership of the Brighton Township Planning Commission from 5 to 7 members. Establishing powers and duties of Commission
<b>July 9, 2001</b> - Ordinance No. 118 - Establishing a 7.5 Ton weight limit on specified Township roads.
<b>March 11, 2002</b> - Ordinance No. 121 -Establishing a property maintenance ordinance.
<b>March 11, 2002</b> - Ordinance No. 122 - Requiring the registration of rental properties.
<b>May 13, 2002</b> - Ordinance No. 123 - Adopting the Uniform Constriction Code.
<b>July 8, 2002</b> - Ordinance No. 124 - Requiring the posting of street/house numbers.
<b>December 9, 2002</b> - Ordinance No. 127 - Traffic Code to specify and codify all traffic control signs and regulations
<b>March 8, 2004</b> - Ordinance No. 133 - Establishing regulations for wild, dangerous or exotic animals.
<b>April 12, 2004</b> - Ordinance No. 136 - Adopting the PA uniform construction code.
<b>April 11, 2005</b> - Ordinance No. 140 - Establishing no parking on Brighton Road.
<b>June 30, 2005</b> - Ordinance No. 134 - Making participation in the Township refuse and recycling collection contracts mandatory for all residents.



## **Part 2: CONFIRMATION OF COMMUNITY VISION AND GOALS**

### **Public Input**

The 1999 Comprehensive Plan describes a vision for the future and lists specific goal statements defining a clear path for moving the community forward to 2012. The elected and appointed officials, municipal staff and residents have demonstrated their commitment and intent toward implementing many of the objectives of the 1999 plan. The level of active implementation is illustrated by the long list of accomplishments included in the previous section.

To ensure their actions are in keeping with the views and values of the community six years after the adoption of the Comprehensive Plan, the Township Board of Supervisors and Planning Commission again sought confirmation of the community's intentions by conducting a public input meeting on September 21, 2005. Minutes from the meeting are attached to this document as Exhibit A.

As was identified in 1998, the need for additional recreation amenities (with a strong emphasis on pedestrian connectivity), an interest in keeping a rural character to the community, and improving streetscapes were again key priorities of the group. Also, key ideas that emerged related to providing options for alternative residential designs. The following areas emerged as critical points to be examined over the next several years<sup>6</sup>:

- Adding recreational amenities (with a strong emphasis on pedestrian connectivity);
- Maintaining rural flavor of the community;
- Improving character of streetscapes;
- Providing options to “conventional subdivision<sup>7</sup>” design (by developing alternative designs that permit residents to live, work, shop and play in one neighborhood);
- Putting recreation planning concepts into action; take an active approach to implementing projects.

The identification of these critical items coupled with the level of strategy implementation, it is reasonable to conclude the Township is moving in a direction supported by the community. While several new concepts were articulated, it seems that much of the work ahead will be focused on making slight adjusting or adding fine details the already established vision, goals and strategies.

The following ideas identified at the public meeting received the top five number of total votes:

1. As the Township considers commercial development, would like to encourage 9-5 commercial and promote/solicit/entice professional commercial and office

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<sup>6</sup> These topics are in keeping with points documented by the community during the 1998 input sessions.

<sup>7</sup> Conventional Subdivision design is considered the typical lotting off of parcels along a street or cul-de-sac with no provision of open space, or other common amenities. All land that is subdivided is contained within a private lot.

opportunities – low impact development. In terms of commercial development (non-residential development), we need to proactively plan for upscale non-traditional architecture. Don't want typical facades. We want an improved look that fits the character of our community. Want non-residential development with character and style.

2. Like that not on the same growth track as Chippewa or Center Townships in terms of commercial development. We are trying to keep our rural feel/character. We need to slow growth and keep a balance. Like farm house located at Route 60 interchange – there is no McDonalds, still have a country feel. Don't want to become an “Anywhere USA”.
3. A lot of planning but not enough action regarding recreation. Need to implement projects, need resources and need to open purse strings. Big fear that the Brighton Township Elementary School building site will sit. Would like to see a quick reuse of the building site.
4. Like to discourage conventional subdivision design and promote more character and interesting streetscapes. Utilize concepts such as traffic circles or medians – not just your typical grid. We want something other than typical “cookie-cutter” subdivision. Want developers to be creative...develop places where you can shop, live and work, e.g. Treesdale.
5. Evaluate existing area around the hospital in terms of zoning. Take advantage of hospital being located in our community, building upon existing uses in area. Continue to work toward the recommendations in the 1999 Comprehensive Plan to make area mixed use.

Based upon the 2005 Public Input Meeting and discussions at the Planning Commission, the following aspects of the 1999 Vision and Goal Statements have been reiterated or enhanced with key discussion points listed according to each key concept (see Table below).

These additions provide the Township with a solid foundation for implementing the Future Land Use Plan/Scenario, devising additional action strategies as well as reprioritizing existing strategies; as they confirm the direction desired by the community. The Future Land Use Plan/Scenario Map is contained at the end of this section and graphically portrays the concepts articulates the vision and goals of the Brighton Township community.



## Review of 1999 Key Concepts

**Table 2-A**

1999 Vision & Goal Statements – Revisited with Comments: 2007	
Original 1999 Key Concepts:	2007 Commentary:
<p><u>Community Development:</u></p> <p>(1) Brighton is a thriving, proactive, cohesive community with unique residential neighborhoods building upon locational advantage and strengths as a bedroom community while preserving wooded open spaces.</p>	<p>(1) This concept remains firmly ingrained in community values. While the community recognizes growth as an inevitable factor, there is a commitment to aggressive management of development; putting zoning and subdivision tools in place to ensure the desired pattern and character of development occurs.</p> <p>Expand the concept of “unique residential neighborhoods” in the following manner:</p> <p style="text-align: center;"><b><u>Expanded Vision/Goal Concept</u></b>            “Conventional subdivision design is no longer the norm in Brighton Township. Developers working with local officials/residents now design unique and interesting neighborhoods with inviting streetscapes (tree-lined medians, traffic circles, parks, pedestrian connections and variety in housing choice). Neighborhoods reflect traditional neighborhood development (TND) patterns where you can shop, live, work and play. This concept can be used in conjunction with the conservation subdivision methods designed to preserve important natural features.”</p>
<p>(2) Promote three distinct centers of activity (each respecting the natural landscape and existing character of Brighton Township) which capitalizes on the unique locational advantage:</p> <ul style="list-style-type: none"> <li>▪ Tusca Local Business District to build upon current neighborhood focus and transform the area into an inviting streetscape (including mixed uses) with pedestrian amenities.</li> </ul>	<ul style="list-style-type: none"> <li>▪ This concept continues to be important and supported as a means to better define/enhance the Local Business District as a “place”. This is especially highlighted now with the purchased of the school district property making way for a significant park resource in the heart of that district.</li> </ul>

**1999 Vision & Goal Statements – Revisited with Comments: 2007**

<b>Original 1999 Key Concepts:</b>	<b>2007 Commentary:</b>
<ul style="list-style-type: none"> <li>▪ Route 60 Business District – Premiere office center with supporting businesses, quality architecture, and extensive landscaping promoting pedestrian comfort.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for adhering to zoning concepts implemented over last several years surrounding the Route 60 interchange continues to be firm.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Dutch Ridge Professional District – hub for medical and institutional activities with living and supporting employment/business opportunities meeting the need of residents and employees of the area.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Much discussion and support for evaluating and implementing change in zoning classifications/design standards necessary to promote and encourage reuse, redevelopment and development of Dutch Ridge area as a destination point for employment and mixed uses that are mutually supportive of one another and the surrounding area.</li> </ul>
<p><u>Parks, Recreation &amp; Quality of Life:</u></p> <p>(1) Collaborative relationship exists between Township and Beaver Area School District supporting programming options for residents of all ages and abilities.</p> <p>(2) The recently constructed recreation center is a source of pride for the “community” and hosts the annual community day event. The community center provides a place for Brighton residents to interact and share interests.</p>	<p>(1) Expand the concept of “recreation center” beyond the original 1999 discussion which focused on a regional commitment” to address more pressing local needs as follows:</p> <p align="center"><b><u>Expanded Vision/Goal Concept</u></b>  “Brighton Township recently constructed a “hub for community recreation and involvement” as part of the redevelopment of the Brighton Township Elementary School property. The new indoor facility compliments Shultz Lodge serving programming and community event needs.”</p>
<p>(3) Active fundraising, grant writing resulted in land purchase of over 50+ acres for a centrally located community park and the construction of a network of trails that the Township’s improved roadways with the extensive system of linear parks.</p>	<p>(3) This concept continues to be highly supported and has been actively implemented since 1999. This is evidenced by the number of accomplishments documented in the previous section and by the number of ideas listed at the September 21, 2005 Public Input Meeting. Expand this concept to include the following:</p> <p align="center"><b><u>Expanded Vision/Goal Concept</u></b>  “Having moved beyond the initial planning phases, the Township is now focused on seeking land donations, funding acquisition of important open space parcels and actively constructing park amenities.”</p>

**1999 Vision & Goal Statements – Revisited with Comments: 2007**

<b>Original 1999 Key Concepts:</b>	<b>2007 Commentary:</b>
<p>(4) Park and recreation facilities meet the needs of the community (in terms of number, size and amenities), and are inviting, well-maintained, free from vandalism, accessible to all residents, meet current safety standards all accomplished through coordinated efforts of Township, municipal partnerships, community groups, businesses, School District and individual volunteers.</p>	<p>(4) Continue with the aggressive implementation of the 1999 Comprehensive Plan strategies.</p> <ul style="list-style-type: none"> <li>▪ Hold as written.</li> </ul>
<u>Transportation/Community Services &amp; Facilities:</u>	
<p>(1) Careful planning and responsible management ensures that community facilities and services keep pace with demand (growth &amp; development), including support for:</p>	
<ul style="list-style-type: none"> <li>▪ Encouraging multiple modes of transportation and public transportation that provide direct access to regional amenities and airport and improving the flow of pedestrian and vehicular travel on local roadways</li> </ul>	<ul style="list-style-type: none"> <li>▪ Discussion included the need to now focus on the many strategies listed in the 1999 Comprehensive Plan to address roadway improvements.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Expansion of public water to all areas of township</li> </ul>	<ul style="list-style-type: none"> <li>▪ Hold as written.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Continued recognition of emergency services (police and fire) as a vital part of the community.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Hold as written.</li> </ul>
<u>Historical, Cultural &amp; Natural Resources:</u>	
<p>Preservation and enhancement of the natural, scenic and historic areas of the community.</p>	<ul style="list-style-type: none"> <li>▪ Hold as written.</li> </ul>

## The Vision Statement

The primary purpose of this Update is to re-focus, as needed, the Brighton Township Vision for the Future. The Vision Statement utilizes a narrative format to describe the community as it exists several years in the future. This tool is a guide that will continue to be invaluable in aiding future decision-making. It identifies the direction in which the Township is headed and describes the key aspects of the community that will be the focus over the next several years.

The Vision Statement is also an important public relations tool. It is a simple way to publicize the Township's plans for the future in an easy-to-understand format. Although the Township is encouraged to make copies of this 2007 Update available to the public for viewing, the reality is that only a small percentage of the Township population will take advantage of the opportunity to read the entire document. The Vision Statement can be easily distributed to Township residents (via email, for example), allowing the Township Supervisors and staff to spread the word about what lies ahead for the Township.

*The updated Vision Statement can be found on the next page...*



**Brighton Township**  
**VISION FOR THE FUTURE**  
*2012 and beyond*

*Brighton Township* is a thriving, proactive, and cohesive community with unique residential neighborhoods that benefit from the Township's locational advantage and its strengths as a bedroom community. The Township is growing, but continues to preserve farmland and wooded open spaces to provide a scenic backdrop. Developers are working with Township officials and residents to design unique and interesting neighborhoods with inviting streetscapes. Alternative residential design techniques are commonly used and some neighborhoods offer development patterns where you can shop, live, work and play.

The Township's three centers of activity are key resources that provide important local destinations, emphasize the sense of community for Township residents, and reinforce the Township's community identity:

- ❖ The **Tusca Local Business District** is highlighted by an inviting pedestrian-oriented streetscape. The redeveloped Township park, Hardy Field, is located in the District and creates a sense of place, emphasizing the District as a destination.
- ❖ With support from residents and elected officials, several new zoning concepts focused on the **Route 60 Business District** have paid off. The District is a premier office center with a variety of businesses, quality architecture, extensive landscaping, and pedestrian connectivity.
- ❖ The **Dutch Ridge Professional District** is a hub for medical and institutional activities. Reuse and redevelopment of properties in the District has resulted in opportunities for Township residents to live and work in this mixed-use area.

The Township recently created a hub for community recreation as part of the redevelopment of Hardy Field at the former Brighton Township Elementary School property. The new indoor facility at Two Mile Run Park compliments Shultz Lodge by providing a place to hold recreation programming and community events. The Master Park Plan for the Cambev Property is under development providing a vibrant Community Park in the central part of the Township.

*Brighton* residents are proud of their network of trails that traverses the Township. With the clear goal of a coordinated parks, open space, and trail system in mind, Township officials are focused on seeking land donations, funding acquisition of important open space parcels, and actively constructing park amenities.

Through careful planning and responsible management, community facilities and services keep pace with growth and development. Public water now reaches many residents and emergency services continue to be a vital part of this safe and vital community. The public transportation system provides direct access to many of the region's key destinations, including the Pittsburgh International Airport.

Overall, Township residents are proud of their community, their quality of life, and the cooperative relationships that were formed over the years.



## Goal Statements

The following are the goal statements for each of the topics addressed by the Action Plan, found at Part 3 of this update. The goals stated here were the original goals from the 1999 Comprehensive Plan, as affirmed through this 2007 update process. The goals provide more specific guidance on how the Brighton Township Vision for the future will be implemented. They are also used to help organize the strategies for action in the action plan.

### PARKS, RECREATION, AND QUALITY OF LIFE

To ensure that there are sufficient public parks and recreation facilities that are inviting, well-maintained, free from vandalism, accessible to all residents, and which meet the current safety standards through coordinated efforts of the Township, municipal partnerships, community groups, businesses, the School District, and individual volunteers; to encourage, support, and promote “community-building” activities in order to foster a cohesive community identity.

### COMMUNITY DEVELOPMENT

To promote quality development which capitalizes on the Township’s unique locational advantage and which respects the natural landscape and existing character of the Community; to build upon the strengths of the Township’s existing residential housing base, stable neighborhoods, and unique “bedroom community” character.

### TRANSPORTATION

To improve the safety and flow of pedestrian and vehicular travel and to reduce the overall traffic congestion while encouraging multiple modes of public/private transportation that are conducive to the needs of the community.

### COMMUNITY FACILITIES AND SERVICES

To ensure that the municipal administration, services, and facilities are provided and coordinated in an efficient and effective manner.

### HISTORICAL, CULTURAL, AND NATURAL RESOURCES

To preserve and enhance the natural, scenic, and historic areas of the community.

## **Future Land Use Map**

The Future Land Use Map is a graphic illustration of Brighton Township's Vision and Goals with respect to land use. It will provide guidance for land use decisions in terms of the types and patterns of development. The Map documents a future land use scenario that covers the entire Township, which will be useful to the Township Planning Commission and Supervisors when making site-specific land use decisions. The Map illustrates a "big-picture" understanding of land use in the Township and how decisions regarding individual properties may impact the overall growth and development of the Community. The following is a discussion of the changes to the key elements of the 1999 Future Land Use Map, as illustrated on the 2007 Future Land Use Map.

### **Tusca Local Business Enhancement Area / Downtown Brighton Township**

The Township will be able to utilize the Hardy Field Park frontage along Tuscarawas Road to create the standards for development of the Tusca Streetscape along the Tusca Local Business District. This "pilot" streetscape project will be pedestrian-oriented and create a sense of place along the corridor. The "pilot" project will establish a momentum for the larger streetscape project along the entire Tusca Local Business District corridor and begin to establish an identity for the Downtown area, as well as further enhance the Township's identity as a whole. Downtown Brighton Township represents a concentration of local retail and business establishments that serve the Township residents. The Downtown area has a strong identity as the local business "core" of Brighton Township.

### **Dutch Ridge Professional Area**

This area on the Future Land Use Map represents the possibility of expanding the limits of the Dutch Ridge Professional District, as originally identified in the 1999 Comprehensive Plan, to include adjacent residential parcels. The Township may also consider developing zoning regulations to address adaptive reuse of dwellings, redevelopment, live/work buildings, consolidation of parcels, and streetscape improvements in the area.

### **Gateways**

There are fifteen gateways identified on the Future Land Use Map. Each of the gateways identified on the Map are included as individual strategies in the Action Plan in Section 3 of this document. To help focus efforts in a way that helps to ensure that a program to create Township gateways is begun, six gateways are identified on the Future Land Use Map and in the Action Plan as high priorities.

Gateways along key road corridors at the Township border are important for many reasons. A welcome sign and beautification area help enhance the Township's identity. Many visitors (and even residents) do not know when they cross municipal boundaries. Boundary gateways notify travelers that they are entering Brighton Township. Boundary gateways also enhance community pride. The boundary gateway along Tuscarawas Road at the Township's western border is particularly important because of its proximity to the Tusca Corridor Streetscape and the Downtown Brighton Township Area, as identified on the future land use map. The Streetscape and Downtown area are key components in creating a Township identity. This boundary gateway will further reinforce this concept.



-- See Future Land Use Map --



## **Part 3: ACTION PLAN**

This part of the Comprehensive Plan Update includes the tools that will assist Brighton Township officials in moving forward with implementing the Township's Vision for the Future. Part 3 begins with an analysis of recent efforts to plan for and develop new parks and recreation facilities in the Township. The remainder of Part 3 includes the Strategies for Action, which are organized in line item tables that assist in tracking and implementation.

### **Parks and Recreation**

Within the last few years, master plans were prepared for several of the Township's parks. As part of the planning process for the Comprehensive Plan Update, the Planning Commission identified the need for a comprehensive evaluation of all park master plans to help focus the efforts of the Township officials, staff, and sports organizations in creating new recreation opportunities for Township residents. As a result, this component of the Action Plan focuses on evaluating the various park master plans, creating a prioritized list of projects, and developing a focused plan for implementation to help the Township move forward.

#### **Joint Planning Commission / Parks Advisory Board Meeting**

As the planning process for the Comprehensive Plan Update progressed, the Planning Commission identified the need for additional analysis of park master plans for Township parks that were completed in the last several years. This joint meeting with the Parks and Recreation Board was held to review parks and recreation needs in the Township and to prioritize the park projects recommended by park master plans already completed.

After reviewing the park master plans that have been completed, the group went through two brainstorming sessions. First, the group generated a list of recreation facilities that are generally needed in the Township. Then, the group looked specifically to the completed park master plans and identified the construction projects that should be considered as high priorities. The top results of the two brainstorming sessions are outlined below. For the complete results of the brainstorming sessions, refer to Appendix "B".

#### **Needed Recreation Facilities**

(top vote-getters listed in order of highest to lowest priority)

1. Rental Lodge (available year-round).
2. Disc Golf Course in Two Mile Run Park (Extension).
3. Community Center (variety of facilities for all ages).
4. Interactive Water Feature / Fountain.
5. Improved Baseball Fields.
5. Sled Riding Hill.
6. Picnic Shelters.
7. Fitness Facility (i.e. YMCA).
7. Bike Trails (Incorporated with Gateways).
8. Township Bicycle Trail Network.
9. Additional Football Fields.



- 10. Golf Course (9 holes).
- 10. Swimming Pool.
- 10. Nature Trail.
- 10. Skate Park.
- 10. Basketball Courts.

Prioritized List of Park Projects (from Master Plans already completed)  
(top five projects)

- 1. Hardy Field Phase I
  - a. Parking/shelter/multi-purpose field.
- 2. Two Mile Run Trail Connection
  - a. Acquire property to make connection.
- 3. Small Community Center at Hardy Field (Expandable)
  - a. Where old school was.
- 4. Second Rental Lodge at Two Mile Run
- 5. Disc Golf at Two Mile Run Park Extension

The following is a review of the park master plans that were evaluated, including summaries of proposed improvements and recommendations for the implementation of each plan. The input collected during the brainstorming sessions and the following information on the park master plans were used to develop the Parks and Recreation Action Plan, which can be found at the end of this Parks and Recreation section. The recommendations of the Parks and Recreation Action Plan were then incorporated into the Strategies for Action.

## Hardy Field Master Plan (2006)

This is a master plan for the former Brighton Township Elementary School site on Tuscarawas Road. The property was purchased from the Beaver Area School District in 2005. The goal of the master planning process was to determine the most appropriate use and configuration of the site for its future use as a Township park.

### Master Plan Components

- ❖ Site Circulation (parking and bus drop-off areas)
- ❖ Signage
- ❖ Planting
- ❖ Trails
- ❖ Skate Park
- ❖ Play Structure
- ❖ Pavilion
- ❖ Football Field
- ❖ Improvements to Existing Site
- ❖ Utilities

When improvements to the Cambev property park are completed, it will be dedicated to serving baseball and football. The fields at the Hardy Field complex will then be dedicated to soccer use. The Township applied in 2006 for grant funds to expand the parking area and to construct the skate park and picnic shelter.

**Table 3-A**

PHASE I	
Site Preparation	\$2,940
Multi-Purpose Field	\$45,725
Pavilion	\$32,750
Skate Park	\$69,985
Paving & Sidewalks	\$112,901
Electrical System, Lighting, Pavilion	\$19,800
Excavation & Landscaping	\$18,636
Signs	\$1,800
Professional Services	\$45,500
<b>TOTAL</b>	<b>\$350,037</b>

**Table 3-B**

PHASE II	
Site Preparation	\$50,960
Site Improvements (pavement, signage, privacy fence)	\$219,590
Utilities	\$87,750
Landscaping	\$21,780
Additional Costs (erosion control, mobilization, insurance)	\$32,500
<b>TOTAL</b>	<b>\$412,580</b>

SEE HARDY FIELD MASTER PLAN



## Cambev Property Master Plan (2005)

In January, 2004, the Township acquired a 51-acre parcel of land from the Cambev Corporation. The park improvements proposed for the property were designed in anticipation of the improvements planned for the former Brighton Township Elementary School property (Hardy Field). At the Hardy Field facility, the Township will be expanding the soccer fields by replacing the multi-use field (used for football and Legion baseball) with additional soccer fields. The football and Legion baseball fields will be relocated to the Cambev property.

### Master Plan Elements

Site Work (\$658,748)

- Clearing/grubbing
- Earthwork
- Picnic tables
- Paving
- Signs
- Mulch trail

Site Structures (\$460,000)

- Picnic shelter
- Concession stand with restrooms
- Storage building
- Field house

Playground (\$87,836)

Multi-purpose Field (\$140,160)

Practice Football Field (\$32,485)

Legion Baseball Field (\$248,174)

Landscaping (\$37,590)

Utilities (\$93,925)

**TOTAL (including permits, design fees, and other costs) (\$2,427,305)**

### Phasing

#### **Phase I - \$786,000**

- ❖ Complete earthwork and stormwater control facilities for parking area.
- ❖ Extend water service through parking lot for future use.
- ❖ Construct 110 parking spaces.
- ❖ Landscape park entrance and plan shade trees in parking area.
- ❖ Construct laminated arch beam picnic shelter, with concrete pad.
- ❖ Construct sanitary sewer line.
- ❖ Construct concession stand and restrooms.

#### **Phase II - \$419,000**

- ❖ Construct 111 parking spaces.
- ❖ Complete earthwork to create open space.



- ❖ Complete earthwork to accommodate multi-purpose field.
- ❖ Construct multi-purpose field, including spectator areas.

**Phase III - \$343,000**

- ❖ Construct Legion baseball field, including dugouts, fencing, and spectator areas.

**Phase IV - \$235,000**

- ❖ Construct storage building.
- ❖ Construct playground.
- ❖ Construct electric service to structures and future field house.

**Phase V - \$646,000**

- ❖ Construct field house.
- ❖ Construct hiking trails.

SEE CAMBEV PROPERTY MASTER PLAN



## Bicycle / Pedestrian Network Feasibility Study (2001)

**Table 3-C**

Recommended Bicycle Lanes and Trails			
	Bicycle Lanes	Share-the-Road	Multi-Use Trail
Brighton Road	1.32 miles		
Dutch Ridge Road from Beaner Hollow to Tusca	5.19 miles		
Tusca Road from Pleasant Drive to Dutch Ridge	4.42 miles		
Brady's Run and Grange Roads	3.80 miles		
Darlington and Chapel Roads between Dutch Ridge and Tusca	2.85 miles		
Barclay Hill Road between Tusca and Industry Borough	1.70 miles		
Gypsy Glen Road between Beaver Borough and Dutch Ridge Road		2.76 miles	
Mudlick Hollow and Sebring Roads between Vanport Borough and Tusca		3.69 miles	
Beacom and Brady's Ridge Roads		2.00 miles	
Beacom Road to Brady's Run Road through Brady's Run Park		0.75 miles	
Medical/Geriatric Centers" Health and Fitness Trail			2.53 miles
Two Mile Run Trail between Beaver School District Complex to Brighton Municipal Complex			4.92 miles
<b>TOTALS</b>	<b>19.28 miles</b>	<b>9.20 miles</b>	<b>7.45 miles</b>

### Trail Heads

- ❖ Park-n-Ride at Brighton / Tuscarawas Roads intersection
- ❖ Beaver School Complex on Gypsy Glen Road
- ❖ Brady's Run Park

### Other Recommendations

- ❖ Ban all motorized vehicles, other than maintenance vehicles, from bike lanes.
- ❖ Require the use of helmets when bicycling.
- ❖ Require reflectors, bicycle headlights and reflective clothing when bicycle riding during non-daylight hours.
- ❖ Adopt standards for lane markings and signage for bike lanes.
- ❖ Support shared use paths and bicycle compatible roadway design.
- ❖ Require bicycle parking facilities to be placed at commercial buildings.



- ❖ Require that all subdivision and land development projects that have frontage adjacent to the proposed pedestrian/bicycle network recorded in the Township's Pedestrian / Bicycle Feasibility Study to construct pedestrian sidewalks and bicycle facilities to achieve the highest level of bicycle level of service possible.
- ❖ Require construction of pedestrian and bicycle facilities to be constructed in accordance with Township standards and specifications.
- ❖ Require that all subdivision and land development projects provide additional right-of-way or easements, as required to achieve the highest level of bicycle level of service possible.
- ❖ Develop and adopt site development guidelines reflecting the Township's standard cross sections for pedestrian sidewalks, bicycle lanes, multi-purpose trails and protected multi-purpose trails.

**Table 3-D - Estimate of Construction Costs**

<b>Segment</b>	<b>Description</b>	<b>Length</b>	<b>Cost</b>
1	<b>Brighton Road</b> Tusca Road to Dutch Ridge Road	14,400	\$443,115
2	<b>Dutch Ridge Road</b> Brighton Road to Dutch Ridge Road	11,100	\$790,900
3	<b>Tusca Road</b> Brighton Road to Dutch Ridge Road	11,100	\$742,000
4	<b>Dutch Ridge Road</b> Tusca Road to Ohioville Borough	13,800	\$1,170,000
5	<b>Tusca Road</b> Beaver Borough to Brady's Ridge Road	14,100	\$792,022
6	<b>Dutch Ridge Road</b> Brady's Ridge Road to Brighton Road	4,222	\$924,100
7	<b>Dutch Ridge Road</b> Beaver Borough to Brady's Ridge Road	15,010	\$1,329,700
<b>TOTAL</b>		<b>83,732</b>	<b>\$6,191,837</b>



SEE BICYCLE PEDESTRIAN NETWORK MASTER PLAN



## Two Mile Run Park Master Plan (2000)

In 2000, the Township purchased forty-two acres adjacent to the Two Mile Run Park to provide access to public sewers and Two Mile Run Creek. This property is commonly referred to as the Two Mile Run Park Extension. The goal of the master plan project was to provide a master plan for the extension of the existing Two Mile Run Park that conforms, adapts, and extends the original Two Mile Run Park Master Plan created in 1977. The park is designed for rustic/rural outdoor, passive and active recreation such as hiking, sledriding and picnicking. The park facilities include tennis courts, basketball courts, horseshoe pits, and playgrounds. There is also an indoor lodge that is used year round.

*Table 3-E*

Master Plan Elements (and associated construction costs)	
Trail	\$47,700
Pedestrian/Bicycle Bridge	\$15,900
Picnic Shelter with facilities	\$31,800
“Rustic” Picnic Shelter	\$25,440
Parking Lot	\$63,600
Comfort Station	\$42,500
Amphitheater	\$31,800
Band Shell	\$53,000
Access Road	\$95,400
Sled Riding Area	\$10,600
Woodland Maintenance	\$8,480
Wetlands Study Area	\$6,000
<b>TOTAL</b>	<b>\$432,220</b>

The Township has completed the following construction projects at Two Mile Run Park over the last several years:

Reconstructed walking bridge and retaining wall (2005/2006); and

Addition to Shultz Lodge, including an accessible bathroom and additional storage area (2001/2002).

In addition, the Township constructed a paved multi-purpose trail that is one mile long in the Two Mile Run Park Extension. Currently (2007), the Township has a matching grant award to construct a second entrance into the park, add additional parking area, picnic shelter, bathrooms, and a baseball field.



SEE TWO MILE RUN PARK EXTENSION MASTER PLAN



## Parks and Recreation Action Plan

The input collected during the brainstorming sessions at the joint Parks Board and Planning Commission meeting and an analysis of the park master plans that were completed in the last several years were used to develop this Parks and Recreation Action Plan. The prioritized list below will guide future efforts to implement the many proposed parks projects. For all projects, it is recommended that the phasing of construction be reviewed carefully to identify opportunities for smaller construction phases that will allow for more manageable projects.

1. Hardy Field Phase I (high priority – 2008 to 2011) (\$350,000)
  - a. This park should be the primary focus of the Township’s efforts with respect to parks for the next few years. The following several factors support this recommendation:
    - i. The Township recently applied for a grant (\$175,000) to fund construction of major components of the park’s master plan;
    - ii. The park is located in the “downtown Brighton Township” area as identified by the future land use map, which is an area that is a high priority for the Township; and
    - iii. Construction of Phase 1 of this park was identified as a high priority during the joint Planning Commission/Parks and Recreation Board brainstorming session.
  - b. The Township should utilize resources in the immediate future to implement Phase 1 of the Park Master Plan, including application for grant funding each year until all facilities recommended for Phase 1 construction are completed. At the writing of this Update, a grant application is pending.
  - c. If the Township is successful in its application for the funding, this construction project should advance with the Two Mile Run Park construction project scheduled for 2007 (see below). If the grant application for this project is unsuccessful, completion of the Phase 1 recommendations remains a high priority and additional funding options should be pursued.
  - d. Pursuit of grant funding for and implementation of Phase 2 of the Hardy Field Master Plan are low priorities (year 2012), provided Phase 1 is complete at that time.
2. Bicycle Lanes: Brighton Road (high priority – 2007)
  - a. Implementing this project should be a high priority for the Township during the year 2007. The following factors support this recommendation:
    - i. The Township has secured \$340,000 in funding for construction of this bicycle connection.
    - ii. Construction documents were completed for the project.
    - iii. This bike route is in a highly visible location and may generate community support for further implementation of the Township’s Bicycle/Pedestrian Network Feasibility Study.
  - b. After completion of this project, the Township can gauge public interest in the bike connection and re-evaluate the community interest in advancing with the construction of other connections as recommended by the Feasibility Study.

3. Two Mile Run Park (high priority – 2007)
  - a. The Township was awarded a grant (\$78,000) to construct a second entrance to the park and add additional parking areas, picnic shelter, bathrooms, and a baseball field. Successful completion of this construction project should be a high priority for 2007.
  
4. Rental Lodge at Two Mile Run Park (medium priority – 2009/2010)
  - a. Following construction of the Two Mile Run construction project in 2007, the Township should explore opportunities to provide a second rental lodge in the park, in addition to Shultz Lodge.
    - i. A rental lodge (available year-round) was identified as the number one priority park facility during the brainstorming session held by the Planning Commission and Parks Board.
    - ii. There is currently a strong demand for use of the existing lodge.
  - b. The Township should evaluate opportunities to add such a lodge to the Park without significant modification to the remaining components of the Park Master Plan that have yet to be constructed. For example, the lodge may be constructed in the location for the “rustic” picnic shelter, as recommended by the Master Plan, without significant impact to the layout of the Master Plan, thus minimizing site design costs.
  
5. Cambev Property – Phase 1 (low priority 2012)
  - a. The improvements proposed for this property were designed in anticipation of the improvements planned for Hardy Field, where the soccer fields will be expanded by replacing the multi-use field with additional soccer fields.
  - b. The multi-use fields, which will be eliminated, are currently used for football and Legion baseball. These sports will be accommodated by the facilities planned for the Cambev Property.
  - c. After construction of the Hardy Field improvements are well underway, the Township should focus efforts on beginning the process of moving forward with completion with Phase 1 of the Cambev Property Master Plan.
  
6. On-going Park Projects (medium priorities)
  - a. Continue to evaluate possible trail connections between neighborhoods and public parks.
  - b. Construct the Two Mile Run trail connection.
  - c. Construct the Dawson Ridge trail connection.

## Strategies for Action

This section of Part 3 contains a listing of new or revised action strategies and the associated rankings/prioritization. The strategy tables were updated by eliminating those strategies that were completed and those that were no longer relevant to the fulfillment of the Township's Vision for the Future. Other strategies were revised based on changed circumstances. Finally, new strategies were added to reflect new ideas and concepts generated during the process of completing this Update.

The Strategies for Action are used to implement the Vision, Goals, and Future Land Use Scenario developed through the planning process. The Strategies are specific action items that describe what needs to be done, who needs to do it, and what resources will be needed. By providing this detail, this 2007 Update will be an active document that is regularly used by the Township.

The Strategies for Action are organized as follows:

- ❖ Parks, Recreation, and Quality of Life
- ❖ Community Development
- ❖ Transportation
- ❖ Community Facilities and Services
- ❖ Historical, Cultural, and Natural Resources

Strategy for Action	Priority	Responsible Party	Estimated Cost	Record of Action
<p><b><u>PARKS, RECREATION, AND QUALITY OF LIFE</u></b></p> <p><b><u>Goal:</u></b> To ensure that there are sufficient public parks and recreation facilities that are inviting, well-maintained, free from vandalism, accessible to all residents, and which meet the current safety standards through coordinated efforts of the Township, municipal partnerships, community groups, businesses, the School District, and individual volunteers; to encourage, support, and promote “community-building” activities in order to foster a cohesive community identity.</p>				
1. Develop a linear park and open space network to link neighborhoods, parks and wooded areas.	medium	Park Board, Planning Commission, Supervisors	To be determined.	
2. Construct a trail within the easement link from the Ashley Ridge Plan to the open space owned by the Township behind the Dawson Ridge Plan. Install a sign at the start of the trail to indicate that it is for use by the general public.	high	Manager, Public Works Dept.	To be determined.	
3. Develop a publicity campaign for the Township’s parks and recreation amenities to increase public awareness of the facilities that are available. This could include a wayfinding plan that includes directional signs, park entrance signs, and an informational brochure.	medium	Manager	\$5,000 / year (create plan, incrementally install signs, create/print brochure)	
4. Create an action plan / capital improvements plan to priorities park improvements and guide implementation of the recently completed parks and trails planning studies.	high	Manager, Planning Commission, Park Board	\$2,000	
5. Develop and adopt standard trail construction requirements for trails in residential developments.	medium	Township Engineer	n/a	
6. Hold an annual “bike rodeo” (a bicycle safety training program).	high	Manager, Police Department	n/a	
7. Continue to aggressively pursue additional grant funding for construction of park amenities.	high	Manager	n/a	
8. Develop an open space plan that will guide future acquisition of open space properties or acceptance of undeveloped land donated to the Township.	low	Supervisors	\$15,000	
9. Promote a re-energizing of the McIntosh Area Recreation Initiative to discuss local recreation opportunities. Hold quarterly meetings with the Area municipalities and school district.	medium	Manager	n/a	
10. Evaluate the feasibility of developing a Brighton Township Community Center.	medium	Parks Board, Manager	\$15,000 (consultant fee to develop feasibility study)	

Strategy for Action	Priority	Responsible Party	Estimated Cost	Record of Action
11. Require playground and park safety audits, inspections, and maintenance to be completed under direction of a Certified Playground Safety Inspector (CPSI). Consider contracting with a qualified consultant.	medium	Manager	To be determined.	
12. Continue the use of an intergovernmental agreement with the School District and other entities interested to coordinate use of recreation and park facilities and programming options.	medium	Manager	n/a	
13. Design and install entrance signs at all Township owned parks and open spaces as part of the Township's comprehensive signage plan.	high	Supervisors, Parks Board, Manager	To be determined.	
14. Support efforts to hire a regional Parks and Recreation Director.	low	Supervisor, Parks Board, Manager	To be determined.	
15. Establish a land bank or explore other methods (e.g. land dedication or fee-in-lieu of dedication) to preserve and buy important open spaces in the Township.	low	Supervisors, Manager	n/a	
<b>COMMUNITY DEVELOPMENT</b>				
<b>Goal: To promote quality development which capitalizes on the Township's unique locational advantage and which respects the natural landscape and existing character of the Community; to build upon the strengths of the Township's existing residential housing base, stable neighborhoods, and unique "bedroom community" character.</b>				
1. Create a comprehensive signage plan. The plan could include: - Township entrance signs along major roadways; - Directional signs for the "Downtown" Brighton Township area, Township parks, the Municipal Building, and other Township amenities; and - Entrance signs for Township parks. The signage plan should create a unified sign design to be used for all directional, identification, and street signs to enhance a unified identity for the Township.	medium	Supervisors, Manager	\$5,000 (design consultant)	
2. Create a Township street sign standard to be used in all new developments and incrementally install on existing Township streets.	high	Manager, Planning Commission	n/a	
3. Establish a Gateway Development Committee to assist in the development and maintenance of the Township's gateways.	high	Manager, Planning Commission	n/a	
4. Identify "beautification areas" throughout the Township that may or may not be associated with the Township gateways. Development and maintenance of these areas could be done in conjunction with the development and maintenance of the gateways.	medium	Gateway Development Committee	n/a	
5. Develop a formal volunteer network to coordinate volunteer efforts	low	Township Manager	n/a	

Strategy for Action	Priority	Responsible Party	Estimated Cost	Record of Action
throughout the Township. Utilize the Township web page as a resource for collection and distribution of information.				
6. Hold a volunteer recognition program every three years to publicly acknowledge residents, community organizations, groups, and agencies for their involvement and accomplishments.	low	Supervisors	\$2,500	
7. Evaluate establishing formal Neighborhood Area Commissions.	low	Supervisors	n/a	
8. Reinstigate the Neighborhood Crime Watch program.	high	Supervisors, Police Department	n/a	
9. Develop zoning that promotes the continued development and expansion of the medical and institutional core. ("Dutch Ridge Professional Area")	medium	Planning Commission, Manager	\$2,500 (consultant fee)	
10. Develop a streetscape design manual for the Tusca Streetscape Corridor.	high	Planning Commission, Manager	\$5,000	
11. Develop and distribute an information pamphlet on the various housing programs, grants, and other resources available through the State and Federal government to assist residents.	low	Manager	To be determined.	
12. Continue to aggressively pursue grant funding for neighborhood improvement, where such funds are available and the target program meets the necessary grant requirements.	high	Manager	n/a	
13. Publish information on Township-sponsored and neighborhood activities on the Township website to increase awareness.	high	Parks Board, Manager	n/a	
14. Meet quarterly with neighborhood organizations to facilitate the sharing of information and resources.	high	Manager	n/a	
15. Develop gateways at key entrance points along the Township's border and throughout the Township, as identified on the 2007 Future Land Use Map. The gateway locations include:	medium	Gateway Development Committee	(assuming property is public or donated)	
The Western Boundary Tusca Gateway	high		\$1,000	
The Tusca Corridor Streetscape Gateways.	high		\$1,000	
The Route 60 Exit Ramp Gateway.	high		\$1,000	
The Small Pine Grove Gateway.	low		\$1,000	
The Barclay Hill Gateway.	low		\$1,000	
The Sebring Gateway.	low		\$1,000	
The Beaver Valley Gateway.	low		\$1,000	
The Chippewa Gateway.	low		\$1,000	
The Eastern Boundary Tusca Gateway.	high		\$1,000	

Strategy for Action	Priority	Responsible Party	Estimated Cost	Record of Action
The Beaver Gateway.	high		\$1,000	
The Dutch Ridge Professional Area Gateways.	low		\$1,000	
16. Create a comprehensive lighting plan for the Township that will include style, construction, and illumination standards for street and parking lot lighting in residential areas and commercial developments.	high	Planning Commission, Manager	\$2,500	
17. Adopt a zoning ordinance amendment that provides for a buffer between and along the boundaries of residential developments.	medium	Planning Commission, Manager	\$1,000	
<b>TRANSPORTATION</b>				
<b>Goal: To improve the safety and flow of pedestrian and vehicular travel and to reduce the overall traffic congestion while encouraging multiple modes of public/private transportation that are conducive to the needs of the community.</b>				
1. Address sub-standard traffic intersection issues at key intersections in the Township, including: - Tuscarawas Road / Dutch Ridge Road - Beaver Hollow Road / Dutch Ridge Road - Tuscarawas Road / Brighton Road Begin by preparing preliminary plans and cost estimates for key intersections.	medium	Supervisors, Manager, Township Engineer	To be determined.	
2. Establish a Sidewalk Rehabilitation and Installation program. Integrate the plan with the Brighton Township Bicycle Plan to ensure connectivity, where appropriate.	medium	Planning Commission, Park Board, Manager	\$5,000 / year (to provide grants to business and homeowner associations)	
3. Work with the Beaver County Transit Authority (BCTA) and other transportation providers to increase the availability of public transportation in the Township.	low	Manager	n/a	
4. Collaborate with the BCTA to establish a stop for the shuttle to Downtown Pittsburgh at the park-and-ride in the Township.	medium	Manager	n/a	
5. Continue implementation of a street lighting program that requires street lighting in all new developments.	high	Planning Commission, Manager, Engineer	n/a	

Strategy for Action	Priority	Responsible Party	Estimated Cost	Record of Action
<b>COMMUNITY FACILITIES AND SERVICES</b>				
<b>Goal:</b> To ensure that the municipal administration, services, and facilities are provided and coordinated in an efficient and effective manner.				
1. Continue publication of community newsletter sponsored by the Township Municipal Authority and Sewage Authority. (4 times per year)	high	Manager	\$825 / year	
2. Email a quarterly events calendar to all addresses on Township email list.	high	Manager	n/a	
3. Develop a "Welcome Packet" for new residents. In addition to making the Packet available at the Municipal Building, post the contents of the packet on the Township website and provide copies to local builders/developers/real estate agents to distribute to new and prospective residents.  The packet could include information on: - the School District; - shopping; - municipal services; and - sports and other organizations.	high	Manager	\$500 / year	
4. Regularly evaluate the levels of staffing provided to address planning and zoning needs within the Township.	medium	Manager	n/a	
5. Establish a summer internship program at the Township offices. The position could involve addressing zoning code enforcement issues.	medium	Manager	\$5,000 / year	
6. Develop and implement a Capital Improvements Program (CIP).	low	Manager	n/a	
7. Consider eliminating open burning in dense residential areas.	low	Supervisors	n/a	
8. Continue the Township's strong grant-writing efforts; attend grant-writing seminars as appropriate.	high	Manager	n/a	
9. Review and revise this Action Program on an annual basis prior to the Township's annual budgeting process.	high	Manager, Supervisors	n/a	
10. Hold an annual joint meeting with the Planning Commission and Board of Supervisors to review this Action Program.	high	Supervisors, Manager	n/a	
11. Work with Vanport to ensure that Brighton Township's input regarding water and sewer is commensurate with the amount of development in the Township as development occurs.	low	Manager	n/a	
12. Work with the fire department to replace Fire Station #1 (Dutch Ridge Road). Evaluate the possibility of an alternative location.	Low	Manager, Supervisors	n/a	

Strategy for Action	Priority	Responsible Party	Estimated Cost	Record of Action
<b><u>HISTORICAL, CULTURAL, AND NATURAL RESOURCES</u></b>				
<b><u>Goal:</u> To preserve and enhance the natural, scenic, and historic areas of the community.</b>				
1. Develop a brochure that highlights all of the points of interest within the Township, such as parks, historic structures, natural areas, and other significant features. Post the contents of the brochure on the Township's internet site.	high	Planning Commission, Historical Society, Manager		
2. Develop a Historic Preservation Plan to help preserve historic houses, barns, churches, and other features, specifically the historically significant buildings.	low	Historical Society		

## Appendix “A”

### Community Meeting Record – September 21, 2005 Brighton Township Comprehensive Plan – 1999 2007 UPDATE

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*“Documenting our Past... Planning Proactively for our Future”*

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In order to assess the status of the community consensus on key ideas or areas of concern, Brighton Township held a public meeting to receive public input. The meeting followed the same Nominal Group Technique (NGT) methodology used during the 1998 public input process so that information gathered could be easily correlated with data received at that time.

Several questions were posed before the participants to generate discussion<sup>8</sup>. The questions included:

- What elements of Brighton Township do you like and would like to see continued in the future?
- What elements of Brighton Township would you like to change?
- What do you like or dislike about the existing character, design and/or types of land uses within Brighton Township?
- In the future, what types of land uses, development patterns and/or character would you like to see in Brighton Township?
- What are your ideas, concerns or needs regarding any of the following:

- Quality of life
- Sidewalks and Pedestrian Access
- Parks, Recreation or Tourism
- Businesses
- Historic, Cultural or Natural Resources
- New Development Patterns
- Reuse of Land
- Landscaping and Architectural Styles
- Lighting
- Signs
- Road Network and Transportation Access
- Neighborhoods
- Community Facilities and Services
- Government Administration

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<sup>8</sup> Attached is an attendance sheet of those who participated in the September 21, 2005 public input meeting (see Attachment A). A newsletter mailing was sent to all households in the township soliciting participation in the September 21, 2005 meeting. A copy of the newsletter article is also contained in Attachment A.

Other...

In accordance with the structure of the NGT process, the meeting was completed within a two hour time frame by leading the participants through the followed five steps:

1. Idea writing
2. Idea recording
3. Discussion and clarification
4. Priority Idea Identification; and
5. Presentation of key priorities to the group.

The following is a synopsis of key points identified by the group.

As was identified in 1998, the need for additional recreational amenities (with a strong emphasis on pedestrian connectivity), an interest in keeping a rural flavor of the community, and improving our streetscapes were again key priorities of the group. Also, key priorities that emerged related to providing options to “conventional subdivision”<sup>9</sup> design (by developing alternative designs that permit residents to live, work, shop and play in one neighborhood), and the putting recreation planning concepts into action; meaning recreation has been a priority of the community with many planning studies completed to date, now it is time to take action toward implementing projects.

Also, there was much discussion among the group, whether or not to combine the numerous ideas listed for trails/sidewalks and open space connections since many of the participants were finding it difficult to select from among similar projects. However it was ultimately decided, that in order to help the township focus resources on topics deemed essential by the community, the similar ideas for trail/open space and sidewalk connections should remain separate concepts, and prioritized as such. Table \_\_\_\_, presents the specific comments and priority rankings.

September 21, 2005 - Community Meeting Record Brighton Township Comprehensive Plan 2007 Update		
Idea Lettering <sup>10</sup> :	Priority Identification <sup>11</sup> :	Ideas Listed:
A & S combined	5,4,2,	Like that <u>not</u> on the same growth track as Chippewa or Center Townships in terms of commercial development. We are trying to keep our rural feel/character. We need to slow growth and keep a balance. Like farm house located at Route 60 interchange – there is no McDonalds, still have a country feel. Don’t want to become an “Anywhere USA”.
B	5	Like to see sidewalks in existing developments and connect those to commercial areas.

<sup>9</sup> Conventional Subdivision design is considered the typical lotting off of parcels along a street or cul-de-sac with no provision of open space, or other common amenities. All land that is subdivided is contained within a private lot.

<sup>10</sup> Letters represent the listing of ideas initially identified in alphabetical order and then through Step 3, Discussion and Clarification were like or similar ideas were combined.

<sup>11</sup> Priority numbers represent key ideas of the group. Participants were instructed to pick their top five concerns/ideas and rank them by 5, 4, 3, 2 or 1, with 5 having the greatest value. I



C		Would like to see sidewalks where they have a purpose- but where there is a rural plan of 12 – 14 lots on dead-end streets, don't see a need. But would like to see sidewalks where they have a purpose such as connecting to a commercial area or to schools etc.
D		Like to see non-conforming commercial uses become more conforming ...to make areas more unified. E.g., uses such as Shaffer Plumbing on Dutch Ridge Road. Need to develop was to entice or give incentives to developers to reuse existing parcels.
E	4, 4	Evaluate existing area around the hospital in terms of zoning. Take advantage of hospital being located in our community, building existing uses in area. Continue to work toward the recommendations in the 1999 Comprehensive Plan to make area mixed use.
F	1	Concern for Township's dependence on Vanport municipal facilities namely water and sewer. We are commercially disadvantaged. We have little say... Vanport is not growing while we are enlarging our share but not gaining a larger say.
G	3	Continue to pursue linking Two-Mile Run to township municipal complex, this will entail property acquisition and trail construction.
H	3	Would like to see the compatibility of old and new development addressed in zoning in terms of requiring some type of a buffer between developments. Need to look for something creative if doing Conventional Subdivision design to create a buffer area. E.g., requiring a conservation easement to rear of parcels to maintain an existing tree line. Develop standards to address clear cutting around development/subdivision boundaries.
I	1	Want trail connection along Two-Mile Run and connect out to Dutch Ridge Road/Grange Road (west side of Route 60). This could require condemnation of property.
J		Use sewer line rights-of-way for trail connections.
K	1,1,4	Continue to construct bike lanes and have trail linkages to Two-Mile Run trail connection and expand the park. Create trail heads off of roads to connect to trail system.

L	2,3,1,3	Like to discourage conventional subdivision design and promote more character and interesting streetscapes. Utilize concepts such as traffic circles or medians – not just your typical grid. We want something other than the typical “cookie cutter” subdivision. Want developers to be creative... develop places where you can shop, live and work. E.g., Treesdale
M		Need to work with fire department to replace fire station #1 (Dutch Ridge Road – East) ... consider another location.
N	2,4,	Establish a land bank or find other methods e.g., land dedication or fees-in-lieu of dedication in order to progressively preserve and buy important open space/green spaces. Consider referendum to increase earned income tax (special fund) to purchase open space, consider a bond issue, etc.
O & P combined	5,4,5	As township considers commercial development, would like to encourage 9-5 commercial and promote/solicit/entice professional commercial and office opportunities – low impact development. In terms of commercial development (non-residential development) , we need to proactively plan for upscale non-traditional architecture. Don’t want typical facades. We want an improved look that fits the character of our community. Want non-residential development with character and style.
Q	2	Township needs to invest more dollars/money into road improvement program. Need to capture a large revenue stream.
R		Eliminate tar and chip roads.
S (combined with A – See A above)		
T	5	Need centralized recreation area (facility and Park). Need a hub for the community. Need a facility to compliment Shultz Lodge which is always in high demand – but too small for many community needs. Most of our existing facilities are fragmented.

U & V combined	3,1,5	A lot of planning but not enough <u>action</u> regarding recreation! Need to implement projects, need resources and need to open purse strings. Big fear that the Brighton Township Elementary School building site will sit. Would like a quick reuse of the building/building site.
W		Signs should be designed to be consistent with the style and materials of the associated building. Want signs to have a relationship to the building.
X		We use our 1999 Comprehensive Plan now, need to continue to use with this revision. Need to actively use comprehensive plan.
Y	2,2	Want streetscape in C-1 zoning district near Foodland to be improved to create a “downtown” feeling with sidewalks, street trees, pedestrian scale lighting, etc.
Z		Would like to see off-street parking lights be required to be down lighted/cut-off fixtures/shield lights. Reduce glare/visibility of light source.
AA	3	Would like to see 1999 Comprehensive Plan transportation recommendations pursued. Need to address intersections – will need to work with PADOT on state routes.
BB		Evaluate concept of joint zoning with Chippewa and Center townships.
CC		Need to take more advantage of Brady’s Run Park. Need a connection from Beacom Drive into Brady’s Run Park – Consider a trail along Park Road.

Appendix “B”

**Planning Commission / Parks and Recreation Board Meeting Record**  
**January 24, 2007**  
**Brighton Township Comprehensive Plan UPDATE 2007**

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As the planning process for the Comprehensive Plan Update progressed, the Planning Commission identified the need for additional analysis of park master plans for Township parks that were completed in the last several years. This joint meeting with the Parks and Recreation Board was held to review parks and recreation needs in the Township and to prioritize the park projects recommended by the master plans.

After briefly reviewing the park master plans that have been completed, the group went through two brainstorming sessions. First, the group generated a list of recreation facilities that are needed in the Township. Then, the group looked specifically to the completed park master plans and identified the construction projects that should be considered as high priority. The results of the two brainstorming sessions are outlined below:

**CHART 1 – Needed Parks and Recreation Facilities**

		VOTES
A	Township Bike Trail Network	5
B	Incorporate Gateways with Bike Trails	6
C	Hardy Field	0
	Soccer doesn't need additional fields Other areas should be for other sports	
D	More Football Fields	4
E	Tennis Courts	2
F	Disc Golf Course	15
	In Two Mile Run Extension Inexpensive (signs/baskets)	
G	Community Center all ages/variety of facilities	12
H	Sled Riding Hill	9
I	Exercise Trail	0
J	Swimming Pool	3
K	Golf Course (9 holes)	4
L	Fitness Facility (ie. YMCA)	6
M	Nature Trail	3
	Expand school district trail	
N	Improve Baseball Fields	9
O	Interactive Water Feature/Fountain	11
P	Effect on Insurance	1
Q	Ice Skating (flood baseball courts)	2
R	Skate Park	3
S	Sand Volleyball	1
T	Fishing Pond	1



U	Indoor Soccer/Wrestling	0
V	Basketball Courts	3
W	Picnic Shelters	7
X	Rental Lodge (year-round)	23

**CHART 2 – Priority Planned Park Projects**

		VOTES
A	Hiking/Walking Trail - Neighborhood Connections Connect neighborhoods and parks	4
B	Two Mile Run Trail Connection Acquire property to make connection	12
C	Two Mile Run Improvements Ball Field, Shelter, Parking Lots	6
D	Hardy Field Phase 1 Parking/shelter/multi-purpose field	22
E	Ellis Field	0
F	Improvements to Dawson Ridge Parking Sheltered Seating (fencing)	5
G	Expand Two Mile Run Trail System	4
H	Cambev Property (First 3 Phases)	3
I	Disc Golf at Two Mile Run Park Extension	10
J	Second Rental Lodge at Two Mile Run	11
K	Small Community Center at Hardy Field (Expandable) Where old school was	12
L	Brighton Road Trail – Tusca Park and Ride to Two Mile Run Park	6
M	Trail – Park and Ride To Sebring To Aspen Fields To Todd Lane To Barclay Hill	0
N	Trail Dutch Ridge Road To Beacom Drive To Shelter 10? Brady’s Run	5



## Appendix “C”

### **Public Meeting** **March 20<sup>th</sup>, 2007 – 7:30 pm** **Brighton Township Comprehensive Plan UPDATE 2007**

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A public meeting was held to provide residents with information on the comprehensive planning process, review the recommendations included in the draft Plan, and provide an opportunity to offer input on the Plan’s recommendations. The following is a record of what occurred at the public meeting.

1. Bryan Dehart of Brighton Township began the meeting with a brief introduction of the Comprehensive Plan Update process that the Township had undertaken. He explained that the process was nearing conclusion and the Planning Commission wanted to collect feedback from residents on the results of the Update. Bryan then introduced John Trant, Jr., the consultant assisting the Planning Commission with development of the Update.
2. John began by explaining why it is important to prepare an Update to the Township’s Comprehensive Plan. The Plan provides the framework for all land use decision made in the Township. Therefore, it is important to keep the background information current and necessary to keep track of accomplishments as recommendations are completed. The attendees received a handout listing all recommendations from the Comprehensive Plan completed in 1999. The recommendations were listed in chart form, with information on the current status of each recommendation. It was noted that most of the 1999 recommendations were completed or underway. The handout also listed other accomplishments that were steps toward achieving the Vision for the Future of the Township that was established in 1999, including zoning and subdivision ordinance amendments.
3. Next, John explained the process used to update the Vision Statement for the Township. The 1999 version of the Vision did not undergo major changes. It was updated with current information and refocused to emphasize key initiatives that will face the Township over the next several years. John read the Vision to the group and asked for input. General consensus among the group was that the Vision was an accurate representation of how residents see the Township in 2012.
4. In addition to the Vision Statement, the Planning Commission updated the Future Land Use Map for the Township. The Map illustrates in graphic form the land use strategies for the Township over the next several years. It identifies gateways, key corridors, and recommendations for land use in the Township.
5. The group next discussed the Action Plan. This Plan includes detailed recommendations that will help the Township implement the Vision for the Future and Future Land Use Map. The Action Plan also included a component specifically focused on Park Facilities. The Planning Commission and the Parks Advisory Board held a joint meeting to prioritize the several parks and recreation projects that are



on-going or planned in the Township. The result of this effort is a Action Plan for Park Facilities, which prioritizes future park projects.

6. Additionally, the following general comments were collected during a public comment period at the end of the meeting:
  - a. There is no good transportation available to the airport. This is necessary to support economic development in the area.
  - b. Expand the park'n'ride service to go to the airport and Downtown Pittsburgh (“the Flyer”).
  - c. A senior center and/or recreation/community center is needed.

