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**Brighton Township Planning Commission  
2016 Annual Report**

The Brighton Township Planning Commission was created by Township Ordinance, which sets the terms of membership and establishes the powers and duties of the Commission. Members of the Commission serve as volunteers, and are appointed by the Board of Supervisors to review land use proposals, such as subdivision and land developments, and make recommendations on their adoption to the Board. They also develop and review amendments to the Township’s land use codes. The Commission holds monthly meetings to conduct all business. The Commission welcomes all input from residents on the Township’s land use policies and other matters that fall under their review. The Commission’s goal is to maintain and improve the character of the Township.

Following is a brief summary of the Commission’s formal activities during 2016.

**2016 Commission Members:**

Jeffrey S. Maze, Chairman  
William L. Snider, Vice Chairman  
Nathan Allen, Secretary  
Karen Green  
Tim O’Brien  
Mark Piccirilli  
Matthew Stewart

Kathryn L. Johnston, Solicitor

**Subdivision Application Plan Reviews:**

- 1. Plan of Subdivision for Leslie A. Harper, Trustee - Mathew L. Rebrovic Trust 2 Lots \*\*@
- 2. Aspen Fields Plan of Lots Phase III Revision No. 1 (increased depth of lots)
- 3. Smyda Plan of Subdivision – A Subdivision of Lot No. 2 in the John A., Sr. & Druzilla  
Wilson and Joseph E. Smyda, Trustee Plan 2 Lot \*@
- 4. Aspen Fields Plan of Lots Phase IV 32 Lots
- 5. Baglio Subdivision 2 Lots \*@

@ Denotes final approval granted by Board of Supervisors - plan recorded.  
\* Denotes 1 lot with existing dwelling.  
# Denotes lot with non-building waiver

**Conditional Use Application:** Reviewed the application, and recommended conditional use approval to Elevated Properties LLC for the construction of a Tower Based Wireless Communication Facility (WCF) on Tax Parcel No. 55-152-0135.000, 4270 Dutch Ridge Road.

**Land Use Ordinance Preparation:**

**Minimum Construction Standards and Details:** The Township Engineer prepared, and the Planning Commission reviewed, the Manual of the Township of Brighton Minimum Construction Standards and Details. The details were previously contained within the Subdivision and Land Development Code and Zoning Code. They were established as a free-standing manual, where they will be referenced within the other Codes. The Manual was adopted by the Board of Supervisors pursuant to Resolution No. 2016-11.

**Grading and Excavating:** The Planning Commission reviewed and recommended for approval the Brighton Township Grading and Excavating Ordinance. The ordinance revised the regulations that were within Article XIX of the Subdivision & Land Development Code. It was made a free-standing code to be enforceable upon properties that are not part of a subdivision or land development project. The changes were adopted by the Board of Supervisors as Ordinance No. 200 and is now established as Chapter 104 of the Brighton Township Code

**Chapter 173 Stormwater Management:** The Planning Commission reviewed and recommended for approval amendments to Chapter 173 Stormwater Management. The changes were made to make reference to the Township's Minimum Construction Standards and Details where applicable and to incorporate regulations for Small Development Stormwater Management Plans. The changes were adopted by the Board of Supervisors as Ordinance No. 201.

**Subdivision and Land Development Code Amendments:** The Planning Commission recommended amendments to the Subdivision and Land Development Code, Chapter 180 to repeal the standard details, (established as a separate manual) and the grading and excavating regulations, (established as Chapter 104). The changes were adopted by the Board of Supervisors as Ordinance No. 202 following a public hearing.

**Zoning Code Amendments:** During 2015 the Planning Commission initiated a review of changes related to uses where alcohol could be served. Their review and recommendations were completed during 2016. Their review was in response to the passing of the referendum ballot question by the voters of the Township that permits the granting of liquor licenses for the sale of liquor within the Township. The Planning Commission subsequently prepared amendments to the Zoning Code to include definitions and regulations for Bar/Tavern, Boarding House, Nightclub and other changes related to use and parking. Changes were also made where references are made to the Brighton Township Minimum Construction Standards and Details. The changes were adopted by the Board of Supervisors as Ordinance No. 203 following a public hearing.

Zoning Code Amendments: The Planning Commission prepared amendments to the Zoning Code for signs, parking standards, and SC-1 Zoning. The changes were adopted by the Board of Supervisors as Ordinance No. 204 following a public hearing.

Zoning Code Amendments: The Planning Commission prepared a Request for Proposal (RFP) for professional services and has initiated the review and possible re-write of the C-2 Highway Commercial Zoning District. The project includes a review of the development models, and will evaluate the addition of a mixed use model. Other areas under review include the buffer yard regulations and the industrial and development performance standards within the Zoning Code. It will also include a review of the structure design and orientation sections of the Subdivision and Land Development Code.

**Other Business Items**

Township Greenway and Trail Plan: The PA DCNR has awarded a grant to the Township for the preparation of the Greenway and Trail Plan. The plan is substantially complete and has been submitted to DCNR for their review prior to adoption by the Board of Supervisors.