

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF AUGUST 7, 2017**

Mr. Maze called the August 7, 2017 meeting of the Brighton Township Planning Commission to order at 7:35 P.M. The meeting was located in the Municipal Building, 1300 Brighton Road, Beaver, PA.

PRESENT: Jeffrey S. Maze, Chairman  
Karen Green  
Tim O'Brien  
Mark Piccirilli  
Matthew Stewart

STAFF: Kathryn L. Johnston, Solicitor

ABSENT: William L. Snider, Vice-Chairman  
Nathan Allen, Secretary  
Bryan K. Dehart, Township Manager

VISITORS: Chris Wulff, P.E. of the Larson Design Group  
Third Street Beaver Associates, LLC representatives Tod Arbutina and David Buckenheimer.  
Ms. Linda Yankello 1090 Tuscarawas Road

**Minutes of the July 5, 2017 Regular Meeting:** Mr. O'Brien made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the minutes of the July 5, 2017 Regular Meeting.

**Evergreen Heights:** Chris Wulff, P.E. of the Larson Design Group reviewed the status of the development plans on behalf of the applicant, Third Street Beaver Associates, LLC. In attendance were Tod Arbutina and David Buckenheimer.

The plan has been revised so that the only Phase I is being submitted to the Planning Commission for approval. The storm water basin which was discussed at the July 5, 2017 meeting is required for Phase II and will not be part of the application or approval for Phase I.

The review letter prepared by Lennon Smith and Souleret Engineering (LSSE) to Mr. Dehart dated August 2, 2017 was reviewed with the applicant. Outstanding issues discussed were the required approval of the plan by the Beaver County Conservation District (BCCD). The plan which consisted of Phase I & II had previously been reviewed by the BCCD. The revised plan for Phase I only has been resubmitted for review. Approval by the Sewage Authority and Municipal Authority are required. A Storm Water Management plan for Phase I only has been submitted to LSSE for review.

Mr. Stewart made a motion, seconded by Mr. O'Brien, vote unanimous, to recommend approval of Phase I of Evergreen Heights Subdivision, consisting of six lots plus the existing home on lot 7, subject to:

1. Review and approval of the plan by the Beaver County Conservation District (BCCD). The plan which consisted of Phase I & II had previously been reviewed by the BCCD. The revised plan for Phase I only has been resubmitted for review.
2. Approval by the Brighton Township Municipal Authority and Brighton Township Sewer Authority and the execution of Developer's Agreements with each.
3. Approval of the Storm Water Management Plan for Phase I only by the Township Engineer, LSSE.
4. Execution of Developer's Agreement with Brighton Township as prepared by the Township Solicitor.

**Review of C-2 Zoning:** Ms. Linda Yankello is the daughter of Mr. & Mrs. Vallecorsa of 350 Chapel Road who own property on Dutch Ridge Road and Grange Road. Ms. Yankello advised that Mr. Vallecorsa is deceased and Mrs. Vallecorsa is in a nursing home. She had questions concerning the zoning on the three parcels of land that her parents own and inquired if the Township is changing the zoning classifications of these parcels. The Planning Commission informed her that the zoning classifications were not changing and discussed the proposed mixed use zoning in the C2 District.

Ms. Johnston discussed the following outstanding questions regarding revisions to the C-2 ordinance:

- Garden Apartment – Ms. Johnston reviewed the existing definition and discussed its use in the ordinance. The Planning Commission decided to keep this definition but asked if Ms. Johnston could review the Code generally to see if any changes would be recommended.
- Photos of developments were reviewed to include as examples. After much discussion, the Commission decided not to include the photos since they were not representative of specific design plan proposals.
- 195-99 D(3) – After discussion of whether residential uses AND office uses could exist on the same floor, the Commission requested that perhaps John Trant could be asked to suggest some language.
- 195-99 E Phasing – The Commission discussed the required occupancy of 50% non-commercial before occupancy permits would be issued for residential uses. The Commission recognizes that residential uses are being sought, but noted that the C2 areas is primarily a commercial district and decided to leave at 50%.

- 195-100 E (3) – The Commission reviewed the requirements for set-backs and minimum acreage for lot sizes. The set-backs and minimum acreage for non-residential uses were left as drafted, and no minimum acreage was set for residential uses.

**Additional Business:** None.

**Adjournment:** Mr. Allen made a motion, seconded by Ms. Green, vote unanimous, to adjourn the meeting at 9:45 P.M.

Respectfully submitted,

Jeffrey S. Maze  
Chairman