

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF DECEMBER 4, 2017

Mr. Snider called the December 4, 2017 meeting of the Brighton Township Planning Commission to order at 7:30 P.M. The meeting was located in the Municipal Building, 1300 Brighton Road, Beaver, PA. One (1) visitor was in attendance.

PRESENT: William L. Snider, Vice-Chairman
Karen Green
Tim O'Brien
Mark Piccirilli
Matthew Stewart

STAFF: Bryan K. Dehart, Township Manager
Kathryn L. Johnston, Solicitor

ABSENT: Jeffrey S. Maze, Chairman
Nathan Allen, Secretary

VISITOR: Walley J. Nero, P.L.S of Pringle-Nero Land Surveying, Inc.

Minutes of the November 6, 2017 Regular Meeting: Mr. O'Brien made a motion, seconded by Mr. Stewart, vote unanimous, to approve the minutes of the November 6, 2017 Regular Meeting.

Plan of Subdivision for the County of Beaver: Beaver County has made application for a subdivision on Western Avenue. The plan creates Lot No. 1 for the existing Magistrate Office on 1.443 acres. The Residual Tract is 17.193 acres. The County intends to sell the Residual Tract and other adjacent lands for future development. Walley Nero of Pringle-Nero Land Surveying, Inc. reviewed the most recent revision of the site plan. The Township Engineer's review letter of November 13, 2017 noted that the existing parking area for the Magistrate's office encroaches onto the Residual Tract, and an easement for the encroachment was recommended. Mr. Nero said that the revised plan has moved the property line location so there is no longer and encroachment of the parking area. Mr. Nero pointed out that the plan was revised to comply with the review comments of the Municipal Authority Engineer's review letter of November 21st.

Mr. Stewart made a motion, seconded by Mr. Piccirilli, vote unanimous, to recommend for approval the Plan of Subdivision for The County of Beaver as prepared by Pringle-Nero Land Surveying, Inc. dated September 22, 2017 as last revised November 29, 2017.

Crumrine & Gardner Plan of Lot Revision: This plan is a subdivision of the property that has the Dr. Crumrine office building and other outbuildings. Walley Nero reviewed the site plan dated October 19, 2017. The plan subdivides a 0.968 acre parcel (Lot 201B) from the lot

and incorporates it into the adjacent 1.207 acre lot of John & Barbara Gardner, identified as Parcel "B", with a newly constructed single family home. Lot 201A will retain the existing office building. No new building lots are proposed as part of the subdivision plan. Mr. Nero said he will address the comments of the Township Engineer sent by letter of November 30, 2017.

Mr. Piccirilli made a motion, seconded by Ms. Green, vote unanimous, to recommend approval of the Crumrine & Gardner Plan of Lot Revision as prepared by Pringle-Nero Land Surveying, Inc. dated October 19, 2017 subject compliance with the Township Engineer's review letter of November 30, 2017.

Ordinance for Zoning Code Amendment - C-2 Mixed Use District: The Board of Supervisors conducted a public hearing on the ordinance proposal on November 30th at the Firemen's Social Hall, 5400 Dutch Ridge Road. Those Commission members who attended the meeting agreed that the hearing was well attended and that those present appeared generally pleased with the proposed ordinance. The hearing progressed orderly. The Commission was provided a copy of the Beaver County Planning Commission review comments by letter of November 22, 2017. Mr. Dehart told the Commission that the ordinance was advertised for consideration of adoption by the Board at their December 11th meeting. Based on the results of the public hearing he anticipates adoption.

One question was asked at the hearing about the required setbacks for non-residential uses adjacent to existing residential zoning districts. Mr. Dehart reviewed the existing code and suggested that Ms. Johnston draft an amendment that more clearly defines the requirement and insert a required buffer yard, similar to existing code requirements.

Ordinance to Adopt Revised Official Zoning Map: The Board of Supervisors conducted a public hearing on the ordinance to adopt a revised Official Zoning Map on November 30th at the Firemen's Social Hall, 5400 Dutch Ridge Road. The Commission was provided a copy of the Beaver County Planning Commission review comments by letter of November 22, 2017. The ordinance was advertised for consideration of adoption by the Board at their December 11th meeting. The adoption of this ordinance is dependent upon the action taken on the Zoning Code revisions.

Aspen Fields Plan of Lots Phase IV Revision No. 1: This is a revision of Lot 413 and Lot A1 in the Aspen Fields Phase IV Plan. The Commission reviewed the site plan prepared by Lennon, Smith, Souleret Engineering, Inc. dated September 2017 and the review comments of the Township Engineer dated November 10, 2017 stating that the right-of-way of Sebring Road needs to be shown on the plan. Mr. Dehart said that the final mylar has had that change made.

Mr. Stewart made a motion, seconded by Mr. O'Brien, vote unanimous, to recommend approval of the Aspen Fields Plan of Lots Phase IV Revision No. 1 prepared by Lennon, Smith, Souleret Engineering, Inc.

Property Maintenance Code: At the October meeting a copy of the 2015 International Property Maintenance Code was distributed for review. Dawna Pella attended the November meeting to discuss the code and its enforcement. The Commission discussed the adoption of the

Code and its enforcement. The consensus was to adopt the Code without local amendments. Amendments can be prepared if it becomes evident that this is necessary as part of its enforcement.

Mr. Piccirilli made a motion, seconded by Mr. Stewart, vote unanimous, to recommend that the Board of Supervisors proceed with the steps necessary to adopt the 2015 International Property Maintenance Code.

Additional Business: Mr. Dehart asked the Commission to review the uses in the C-1 Neighborhood Commercial District to determine if there are any that should be removed, or added. He also asked the Commission to consider if they wished to permit a Mixed Use Structure similar to what is proposed within the C-2 Mixed Use District. Mr. Dehart said that there are three single family homes across from Beaver Meadows that are part of the C-1 District that he believes should be given consideration of a zoning change to R-1. He asked the Commission to consider that also.

Adjournment: Mr. Piccirilli made a motion, seconded by Mr. O'Brien, vote unanimous, to adjourn the meeting at 8:14 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager