

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF FEBRUARY 6, 2017**

Mr. Maze called the February 6, 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.

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

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

VISITOR: Tod Arbutina, 4533 Dutch Ridge Road.  
John Trant, Jr. of Strategic Solutions, LLC

**Minutes of the January 4, 2017 Regular & Reorganization Meeting:** Mr. Allen made a motion, seconded by Mr. Stewart, vote unanimous, to approve the minutes of the January 4, 2017 Regular and Reorganization Meeting.

**Township Greenway and Trail Plan:** The proposed final plan has been submitted to PA DCNR for their review. This is a requirement prior to final plan adoption. Their review will take a minimum of four (4) weeks.

**Review of C-2 Zoning:** John K. Trant, Jr. of Strategic Solutions was present to begin the review and re-write of the C-2 Highway Commercial District. The scope of work for the project also includes a review of the development models, buffer yard regulations, and the industrial and development performance standards within the Zoning Code. A review of the structure design and orientation sections of the Subdivision and Land Development Code is also to be undertaken.

Mr. Trant led the Commission through a series of question and answer periods to determine the Commission's vision for the C-2 District and to identify the desired outcomes. The process included a discussion of the district's physical characteristics, including utilities and access points. The Commission also discussed the district's boundaries. This segment of the discussion included the identification of areas they may envision as being included into the commercial zoning, or deleted from it. Mr. Trant also asked what specific uses the Commission saw as being desirable within a mixed use environment. Further questioning was used to try and pinpoint what the members envision when the phrase "mixed use" is applied to land use.

Following the discussion Mr. Trant said he would begin to draft an outline of ordinance language for further discussion at the March meeting.

**C-1 Zoning:** At the December meeting, the Commission recommended that a church use (Place of Worship) be added within a C-1 Zoning District. The appropriate ordinance amendment will be prepared for availability during a future ordinance amendment.

**Additional Business:** A copy of the Commission's 2016 Annual Report was distributed.

**Adjournment:** Mr. Piccirilli made a motion, seconded by Mr. Allen, vote unanimous to adjourn the meeting at 9:20 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Manager