

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF JULY 5, 2017

Mr. Maze called the July 5, 2017 meeting of the Brighton Township Planning Commission to order at 7:32 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
Mark Piccirilli
Matthew Stewart

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

ABSENT: Nathan Allen, Secretary
Karen Green
Tim O'Brien

VISITORS: Chris Wulff, P.E. of the Larson Design Group
Third Street Beaver Associates, LLC representatives Tod Arbutina, Dale Cottrill and Harry Kunselman

Minutes of the June 5, 2017 Regular Meeting: Mr. Piccirilli made a motion, seconded by Mr. Snider, vote unanimous, to approve the minutes of the June 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, Dale Cottrill and Harry Kunselman.

The subdivision of the property at 130 Evergreen Circle has 13 building lots, each with sufficient width to accommodate a duplex. Lot 1A is for stormwater management and detention. Lot A is the residual parcel of 23.04 acres. The project is proposed as a phased plan, but both phases would be bonded so the full plan can be recorded.

The Commission reviewed the waiver requests that have been made. First was a modification of the Subdivision and Land Development Code Chapter 180 to allow flag lots. The section is a request to modify Grading and Excavation Chapter 104 to permit a fill slope for the detention facility as 2:1. The ordinance states that they shall not exceed 3:1. The applicant has submitted a geotechnical engineering report to ensure slope stability. The interior slope is 3:1. The Third modification is to modify Grading and Excavation Chapter 104 to permit a fills greater than 20-feet in elevation without a 10-foot wide bench. The detention facility is designed

with a 50-foot fill without benches at a 2:1 slope. The fourth modification is to Stormwater Management Chapter 173 to allow fill slopes steeper than 3:1.

The Commission did not object to the use of flag lots. Mr. Wulff presented exhibits to compare the fill slope as currently designed with the requirements of the Code. He stated that the existing topography in the area of the basin limits the ability to utilize a 3:1 slope. Moving the facility further into the valley would place the facility within an existing stream, which is not feasible. To support the request for a 2:1 slope a geotechnical engineer completed a detailed analysis to ensure slope stability.

Mr. Maze said he was uncomfortable with a basin being placed on top of a fill slope at 2:1. After discussion, the Commission said they would like the Township Engineer to review and make a recommendation on this modification request.

Mr. Wulff reviewed the status of each item listed in the Township Engineer's June 20th review comments. The Commission said they preferred the placement of street lights. Sidewalks are shown on both sides of the street. For Phase I they terminate at the cul-de-sac, but are bonded for completion in the event Phase II is not constructed.

Mr. Snider made a motion, seconded by Mr. Piccirilli, vote unanimous, to recommend a modification of the Subdivision and Land Development Code Chapter 180 to allow flag lots, to recommend sidewalks on Baker Lane, and to recommend street lights on Baker Lane.

The Commission deferred action pending revised plans being submitted in response to the most recent reviews.

Review of C-2 Zoning: The Commission reviewed the most recent version of the draft C2 Mixed Use Zoning District prepared by John Trant, Jr. of Strategic Solutions. Some modifications to definitions have been made. Where specific conditions are provided for a conditional use they have been added back into the ordinance language. Natural Gas Compressor Stations and Natural Gas Processing Plants have been added back in as conditional uses. Automotive Washing Facilities will be an accessory use. Mr. Trant clarified that the Form and Character requirements apply to all development. The Street Tree regulations have been changed to be consistent with the approved planting list in the Zoning Code. Mr. Dehart recommended that the new uses created by the Medical Marijuana Act be included within the C2 District. He also recommended the addition of a Crematory use.

The solicitor will place the draft into a format consistent with the existing format for the zoning code.

Additional Business: Mr. Dehart told the Commission that a request for a Crematory Use has been made in the C-1 Neighborhood Commercial District. He advised that the use will be denied as it is not listed within the C-1. However, it is not listed in any district. Therefore, it will be referred to the Zoning Hearing Board as a Special Exception application. For this reason Mr. Dehart recommended that the use be defined and added to the C-2 Zoning District.

GCB Builders, Inc. is the high bidder for the purchase of property from Beaver County in the location of the former Allencrest facility. Gary Birmingham of GCB has advised Mr. Dehart that he intends to develop the site as Senior Housing within quad buildings. Mr. Birmingham is planning to attend the August meeting to discuss this with the Commission.

Adjournment: Mr. Stewart made a motion, seconded by Mr. Snider, vote unanimous to adjourn the meeting at 9:34 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager