

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF JUNE 5, 2017

Mr. Maze called the June 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
Nathan Allen, Secretary
Karen Green
Tim O'Brien
Mark Piccirilli
Matthew Stewart

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

VISITORS: Lucy Colavincenzo of Sewickley, PA
Chris Wulff, P.E. of the Larson Design Group
Third Street Beaver Associates, LLC representatives Tod Arbutina and David Buckenheimer.

Minutes of the May 1, 2017 Regular Meeting: Mr. Allen made a motion, seconded by Mr. O'Brien, vote unanimous, to approve the minutes of the May 1, 2017 Regular Meeting.

Spring Hill Farms Subdivision No. 3: This is a two (2) lot subdivision on Chapel Road. The applicants, John & Joanne Wright, are creating a new building lot (Lot No. 4) that is 8.38 acres in size. The Wrights will retain 123.28 acres with their existing home. The Commission reviewed the site plan prepared by Coe Surveyors and the May 24, 2017 review comments of the Township Engineer. A copy of the May 18, 2017 review comments of the Beaver County Planning Commission was also provided to the Commission.

A revised plan and responses to the Township Engineer's review comments was submitted by Mr. Coe to the office. The revised plan addressed the items identified during the review. Lucy Colavincenzo is the prospective buyer of Lot No. 4 and was present to answer questions. She said her intent is to construct a single-family home and a private stable.

Mr. Allen made a motion, seconded by Mr. Stewart, vote unanimous, to recommend approval of the Spring Hill Farms Subdivision No. 3 prepared by Coe Surveyors dated May 4, 2017 and last revised June 1, 2017 subject to PA DEP approval of the Sewage Facilities Planning Module.

Sewage Facilities Planning Module for Spring Hill Farms Subdivision No. 3: A PA DEP Sewage Facilities Planning Module for Spring Hill Farms Subdivision No. 3 has been submitted for the new building lot. Mr. Piccirilli made a motion, seconded by Mr. O'Brien, vote unanimous, to authorize the Chairman to sign the PA DEP Sewage Facilities Planning Module for Spring Hill Farms Subdivision No. 3 indicating that the module is consistent with Township zoning and subdivision codes.

Ms. Colavincenzo left the meeting at this time.

Evergreen Heights: The Planning Commission conducted a preliminary review of the Evergreen Heights Subdivision at the May meeting. The applicant submitted revised plans and responses to the Township and Sewage Authority engineering review comments. Chris Wulff, P.E. of the Larson Design Group reviewed the revised plans on behalf of the applicant, Third Street Beaver Associates, LLC. In attendance were Tod Arbutina and David Buckenheimer.

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. The lot number sequence has been changed, and Phase 1 now includes Lots Nos. 1 through 6. As part of Phase 1 a short street, Baker Lane, will be constructed. The road in Phase 1 is not of sufficient length to become a public street. The existing home would not be razed as part of the Phase 1 plan. The stormwater detention facility will not be constructed as part of Phase 1. Mr. Wulff noted that each lot now has an individual on lot storm water management controls. The street will discharge to Evergreen Circle. Mr. Wulff said that with the removal of existing impervious surface areas there are sufficient offsets to permit this.

The fill slope for the detention facility is 2:1. The ordinance states that they shall not exceed 3:1. The applicant has requested a modification to permit the steeper slope and has submitted a geotechnical engineering report to ensure slope stability. The Township Engineer has been asked to review and make a recommendation on this modification request. The fencing will be moved to the base of the slope.

The plan has individual on lot lamps in lieu of street lights. The Commission will need to determine if this is adequate or if street lights will be requested.

The applicant discussed the phased plan and they were advised that the improvements for Phase 2 would have to be bonded to guarantee their completion. The bonding would include demolition of the existing home. Messrs. Arbutina and Buckenheimer said there is still the chance that the existing home would be retained with Lot Nos. 7 through 13. If that is the case a revised plan would need to be submitted for a lot consolidation. Mr. Wulff noted that Phase No. 1 has been revised so that it can be constructed independently.

The Commission deferred action pending review of the revised plans by the consulting engineers.

Review of C-2 Zoning: The Commission reviewed the most recent version of the draft C2 Mixed Use Zoning District. This was a comprehensive review of the draft so the Commission will be in position to make a recommendation on the proposal at the July meeting. The definitions were reviewed, as well as the permitted and conditional uses. Mr. Trant will be in attendance at the next meeting for further review.

Additional Business: There was no additional business.

Adjournment: Mr. Piccirilli made a motion, seconded by Ms. Green, vote unanimous to adjourn the meeting at 9:16 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager