

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF MAY 7, 2018

Mr. Snider called the May 7, 2018 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. Two (2) visitors were present.

PRESENT: William L. Snider, Vice-Chairman
Karen Green, Secretary
Nathan Allen
Mark Piccirilli
Matthew Stewart

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

ABSENT: Jeffrey S. Maze, Chairman
Tim O'Brien

VISITORS: Jeff and Dennis Martini of Ford City, PA.

PA State Police Barracks: Jeff and Dennis Martini were present to discuss a new PA State Police Barracks on Dutch Ridge Road. Jeff Martini said that they have received preliminary notification that their construction firm has been selected for the construction of a new PA State Police Barracks on Dutch Ridge Road. Jeff Martini distributed pictures of other projects they have constructed to demonstrate the quality of their work. The location for the proposed barracks is upon Tax Parcel No. 55-152-0133.000 and 55-152-133.001. The final paperwork has not been completed for the official notification. The project would include a one-story building approximately 9,000 SF in size with parking to accommodate 70 vehicles. A helicopter landing zone would be included. A preliminary site plan was distributed. They said that they have constructed two (2) other State Police Barracks buildings. They own and lease the buildings. He inquired about possible issues they should be aware of.

Mr. Dehart said that the lack of sewage at the location would need to be addressed. They will need their site design engineer to evaluate public sewage alternatives. Otherwise, they will need to evaluate the use of on-lot sewage. They were also made aware that the C-2 Mixed Use Zoning District includes building design criteria that will need to be used for the building design. Jeff Martini noted that his engineer was aware of the Township's Stormwater Management and Grading codes, having found them on-line.

Jeff and Dennis Martini thanked the Commission for their time and they indicated that they would have their design professional contact the Township Manager with any questions.

Minutes of the March 5, 2018 and April 2, 2018 Regular Meetings: Mr. Stewart made a motion, seconded by Ms. Green, vote unanimous, to approve the minutes of the March 5, 2018 and April 2, 2018 meetings.

Property Maintenance Code: Ms. Johnston distributed and reviewed a draft ordinance to adopt the 2012 International Property Maintenance Code. She reviewed each section of the ordinance to review and discuss local amendments. Ms. Johnston discussed how the Township would designate the Code Official who for enforcement of the Property Maintenance Code. The Township will determine if the appeals board of the Beaver County Regional C.O.G. can be used as the appeals board under this code. The Commission discussed how to best define those areas of lots that have to be maintained. Vacant lots have been exempted from mowing or cutting under the existing Property Maintenance Ordinance. Defining the area to be maintained as a “yard” may be the best option. The Commission agreed to reduce the grass height from 10-inches to 8-inches for when a violation is determined to exist (Section 302.4). Premise identification is addressed by existing Township ordinance. Section 304.2 addresses protective treatments on exterior materials. The Commission will consider how best to define and apply this section. Other parts of Section 304 were discussed. They address maintenance issues as compared to safety issues in Section 108. Maintaining them has merit. Occupancy Limitations in Section 404 will be applied to residential rentals. Dates for heat supply in Sections 602.3 and 602.4 were set from September 1st to April 30th. The Township has not adopted the International Fire Code, NFPA 70 or the International Zoning Code. Therefore, references to them are deleted. The Manager will review the fire provisions with the Fire Chief to determine if any provisions should be kept in the Code.

The Commission will consider those items discussed for a final recommendation at the next meeting.

Review of C-1 Neighborhood Commercial District: Ms. Johnson presented a draft revision to the C-1 Zoning District. The changes proposed are not significant. The Principal Uses under Action 195-89.A.(1) are condensed into one paragraph as compared to separately numbering each use. The same was done with subsection (4) with salons added. Some additional uses that are similar in nature to existing permitted uses, but are of a more modern designation have been added. Funeral home has been removed as a permitted use, as it is now in the C-2 Mixed Use District. Oil and Gas Wells has been removed as a conditional use. The physical area is too small to accommodate the use. Mr. Piccirilli suggested that a pet cemetery use be considered in the Zoning Code. Some uses (Places of Worship, theaters, banquet facilities, etc.) were recommended for a change of parking from one space for each 3.5 seats to each 3.0 seats. The Commission did not think this was warranted. The draft will be revised for future consideration.

Additional Business: Mr. Dehart noted the recent purchase of the Michael Baker properties by St Barnabas. He recommended that they uses of Nursing Home, Assisted Living and Continuing Care Retirement Community be reviewed and defined. The Commission will also need to consider the use of barns or other out buildings for weddings or other uses within the Zoning Code. Mr. Dehart also told the Commission that an inquiry about a car wash use has also been made for the C-1 District.

Adjournment: Mr. Stewart made a motion, seconded by Ms. Green, vote unanimous, to adjourn the meeting at 9:25 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager