

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF NOVEMBER 6, 2017**

Mr. Maze called the November 6, 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. Three (3) visitors were in attendance.

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

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

**ABSENT:** Mark Piccirilli

**VISITORS:** Betty Anderson, 131 Laurel Drive  
Dawna Pella and Owen Pella of Pella Consulting

**Minutes of the October 2, 2017 Regular Meeting:** Mr. O'Brien made a motion, seconded by Mr. Stewart, vote unanimous, to approve the minutes of the October 2, 2017 Regular Meeting.

**Visitor Comments:** Betty Anderson of 131 Laurel Drive was in attendance to ask questions about the Evergreen Heights Subdivision Plan. She commented on the residential character of the area and the number of people who bike and walk on Laurel and Evergreen Drives. She said the neighbors are concerned about the increased traffic on the streets with the new Evergreen Heights Plan, noting their narrowness. Ms. Anderson said she heard there could be as many as 25 homes. Mr. Maze noted that at this time only Phase I of Evergreen Heights Subdivision, consisting of six lots plus the existing home on lot 7, has been approved. The plan did have 13-lots on the master plan – each of which could accommodate a duplex due to their size. Mr. Maze also noted that the plans were available for review at the Municipal Building, and that the minutes of the Planning Commission are available on the Township's web site.

**Property Maintenance Code:** At the October meeting a copy of the 2015 International Property Maintenance Code was distributed for review. Dawna Pella and Owen Pella of Pella Consulting were in attendance. They currently provide municipal code enforcement to a number of municipalities within Beaver County. Ms. Pella is also employed by Chippewa Township as their Code Enforcement Officer. She said most municipalities adopt the full code without local amendments. She said they have been very successful in the enforcement of the code at the

Magistrate level and have also not lost on appeals. Mr. Dehart said that the Township's property maintenance ordinance has been effective for issues such as high grass, junk vehicles and rubbish. However, this type of code would be more effective when dealing with abandoned or vacant structures. Ms. Pella answered various questions the members had about the Code.

**Ordinance for Zoning Code Amendment - C-2 Mixed Use District:** The Commission was provided a copy of the final version of the C-2 Zoning District as previously recommended by the Commission. The Board of Supervisors has scheduled a public hearing at 7:00 P.M. on Thursday, November 30<sup>th</sup> at the Firemen's Social Hall, 5400 Dutch Ridge Road. The members were encouraged to attend. Mr. Dehart said that each property owner in the District has received written notice of the hearing and told that a copy of the ordinance is available on the Township's web site. Each property will also be posted.

**Ordinance to Adopt Revised Official Zoning Map:** A revised Zoning Map has been prepared to the change of name of the C-2 Highway Commercial Zoning District to the C-2 Mixed Use District. An ordinance has been prepared to adopt the revised Zoning Map and will be part of the public hearing at 7:00 P.M. on Thursday, November 30<sup>th</sup> at the Firemen's Social Hall, 5400 Dutch Ridge Road.

Mr. O'Brien made a motion, seconded by Mr. Allen, vote unanimous, to recommend approval of the ordinance to adopt the revised Official Zoning Map.

**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 1.377 acres. The Residual Tract is 17.26 acres. The County intends to sell the Residual Tract and other adjacent lands for future development. The Commission reviewed the site plan prepared by Pringle-Nero Land Surveying, Inc. and the review letters received from the engineers of the Township, Municipal Authority and Sewage Authority. Mr. Dehart said that a revised plan was received earlier in the day to address the review comments.

The Commission deferred action until the December meeting.

**Additional Business:** There was no additional business.

**Adjournment:** Mr. Allen made a motion, seconded by Ms. Green, vote unanimous, to adjourn the meeting at 8:46 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Manager