

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF OCTOBER 2, 2017

Mr. Snider called the October 2, 2017 meeting of the Brighton Township Planning Commission to order at 7:33 P.M. The meeting was located in the Municipal Building, 1300 Brighton Road, Beaver, PA. No visitors were present.

PRESENT: 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

ABSENT: Jeffrey S. Maze, Chairman

Minutes of the September 5, 2017 Regular Meeting: Mr. Allen made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the minutes of the September 5, 2017 Regular Meeting.

Review of C-2 Zoning: The Commission reviewed and discussed the most current version of the C-2 Zoning District that incorporated the changes recommended by the Commission at the prior meeting. This included adding Professional Office to the list of uses, and a more descriptive list of Personal Services. Within a Mixed Use Development more descriptive language was used to define the gross land area for residential and non-residential areas. The Phasing language was also modified based upon the recommendations at the prior meeting.

Mr. Dehart told the Commission that the Board of Supervisors has authorized the ordinance to be forwarded to the Beaver County Planning Commission for their review and comment. Further, the Board is prepared to schedule a public hearing on the ordinance in November for a date that can be coordinated with John Trant.

Ms. Johnston discussed the recent Special Exception hearing before the Zoning Hearing Board on a proposed crematory use. Based upon the testimony at the hearing, she recommended that Crematory be a conditional use rather than a permitted use, and recommended additional conditions for inclusion within the ordinance proposal. A distinction will also be made between a crematory for human remains and a crematory for animal remains. A crematory for animal remains will be required to be part of a veterinary clinic, which use will be included.

Section 195-4 Uses not provide for provides that a use will be considered as a special exception when it is not listed within any zoning district as a permitted, conditional or special exception use. It was recommended that that the use be considered as a special exception within the C-2 Zoning District. The Commission agreed with this recommendation.

Mr. Piccirilli made a motion, seconded by Mr. Allan, vote unanimous, to recommend the C-2 Mixed Use District to the Board of Supervisors for approval, subject to the changes incorporated by the Commission, and subject to a public hearing.

Property Maintenance Code: The Commission was provided with a copy of the 2015 International Property Maintenance Code. Township would like to begin a review of the property maintenance code for consideration of adoption to more effectively address abandoned properties. The first step is to review the Code to determine if there are sections to be deleted or modified. The Commission will review the document for further discussion.

Additional Business: Mr. Dehart asked the Commission to further review the uses within the C-1 and C-2 zoning districts to see if there are any specific conditions they would like to attach to any of the uses.

Adjournment: Mr. Allen made a motion, seconded by Mr. Steward, vote unanimous, to adjourn the meeting at 8:47 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager