

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF SEPTEMBER 5, 2017

Mr. Maze called the September 5, 2017 meeting of the Brighton Township Planning Commission to order at 7:30 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

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

ABSENT: Matthew Stewart

VISITORS: William Sheerin, owner of 4270 Dutch Ridge Road

Minutes of the August 7, 2017 Regular Meeting: Ms. Green made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the minutes of the August 7, 2017 Regular Meeting.

Review of C-2 Zoning: The Planning Commission continued their review of the proposed C-2 Mixed Use District. This included a review of the definitions and uses. Mr. Allen asked what uses were included under Personal Services. There is a definition of this use, but specific uses are not listed. The C-1 District includes a listing of uses under Personal Services. The consensus was that a listing should be included either in the definition or within the C-2. It was noted that there is a definition for Professional Office and that the use should be listed within the permitted uses within the C-2.

Mr. Allen asked for clarification on the language within §195-99.A where the word “may” is used. After discussion it was determined the word “shall” is to be inserted. Residential Land uses within the C-2 shall only be approved as part of a mixed used development. Mr. Allen asked for clarification on the language within §195-99.B to more clearly define what specific improvements are to be included within the 70% of gross land area for non-residential uses. For example, are roadways and stormwater detention facilities included? This will be revised.

Mr. Allen noted that §195-100.C.(4)(a) that the use of specified façade materials are “encouraged” but not required. Mr. Dehart said that within the Subdivision and Land

Development Code there is a specific listing of materials required for the exterior of buildings. Stronger language will be developed.

The Commission discussed the Lot Size requirements Non-residential uses have a 1-acre minimum. There is no minimum lot size listed for residential uses. Residential uses cannot be constructed outside of a mixed use development. Mr. Dehart recommended that requirements be included for minimum distances to separate buildings. This type of language is included within the PRD regulations.

Mr. Sheerin questioned the restricting of a single retail tenant to 50,000 SF of gross floor area. He said that the footprint for a typical Giant Eagle is 60,000 to 90,000 SF with the Market District models being even larger. Mr. Allen noted that the footprint can be larger, but only as a Conditional Use and as part of a mixed use development. Several uses are restricted to maximum sizes as a permitted use, but can be larger within a mixed use development. This is to encourage the development of mixed uses. It was also agreed that a definition should be added for Mixed Use so it is clear that the intent of this term is the development of both residential and non-residential uses as part of one project.

The ordinance will be amended to include the comments from the meeting.

Additional Business: Mr. Dehart discussed a recent hearing before the Zoning Hearing Board where the definition of Structure as a point of argument concerning a shed. As a result, Mr. Dehart and Ms. Johnston have discussed the matter and determined that the definitions for Building, Structure and related items will be revised to more clearly define the intent of the Zoning Code.

Mr. Dehart briefly reviewed an application for a Special Exception before the Zoning Hearing Board. It is for a Crematory use since the use is not listed in the Zoning Code. The Commission previously recommended that this use be included within the C-2 Highway Commercial Zoning District.

Adjournment: Mr. Allen made a motion, seconded by Mr. O'Brien, vote unanimous, to adjourn the meeting at 8:50 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager