

**Brighton Township Planning Commission
2013 Annual Report**

The members of the Brighton Township Planning Commission are appointed by the Board of Supervisors to serve as an advisory body in matters related to land use within the Township. The Commission is comprised of Township residents who review land use proposals, such as subdivision and land developments, and who also develop and review amendments for land use codes. During 2013 the Commission welcomed new members Michael Purton and Mark Piccirilli.

The Planning Commission was created by Township Ordinance, which sets the terms of membership and establishes the powers and duties of the Commission. Members of the Commission serve as volunteers. The Commission welcomes all input from residents on the Township's land use policies and other matters that fall under their review.

Following is a brief summary of the Commission's formal activities during 2013. During the year the Commission also heard other citizen comments on plan proposals, zoning and land use matters or code change requests. The Commission continues to review the status of existing codes on a regular basis. The Commission's goal is to maintain and improve the character of the Township.

2013 Commission Members:

Jeffrey S. Maze, Chairman
William L. Snider, Vice Chairman
Tim O'Brien, Secretary
Mark Piccirilli
Michael Purton
Jenny Strang
John A. Weber
Kathryn L. Johnston, Solicitor

Subdivision Application Plan Reviews:

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|---|--------------|
| 1. Oakwood Plan No. 2 (Lot Line Revision) | 2 Lots @* |
| 2. Lang Plan of Subdivision
(Subdivision of Lot No. 2 in the Ronald S. Gerrard Plan) | 3 Lots |
| 3. Barclay Hill Estates PRD Final Plan of Lots 207, 208, 306, 307
& Parcel "M" Revision No. 1 (final plan) | 16 Lots ALL* |
- @ Denotes final approval granted by Board of Supervisors - plan recorded.
* Denotes 1 lot with existing dwelling.
Denotes lot with non-building waiver

Land Use Ordinance Preparation:

Zoning Code Amendment: During 2012 the Commission prepared amendments to the Zoning Code to come into compliance with PA Act 13 of 2012 – The Unconventional Gas Well Impact Fee Act. The ordinance proposal was filed in July 2012 with the PA PUC for an advisory

opinion on the ordinance's compliance with Act 13 and the PA MPC. However, certain provisions of the Act are before the PA Supreme Court to determine their compliance with PA Constitution. The Court heard arguments on October 17, 2012 in Pittsburgh. A decision was not issued by the Court as of the Commission's December meeting. Therefore, further consideration of the ordinance proposal was deferred. During 2013 the Commission revisited the ordinance proposal to include specific regulations on seismic testing. However, those types of regulations were challenged before the Commonwealth Court of Pennsylvania. Subsequently, in that instance, the Court issued a Preliminary Injunction stating that the regulations could not be enforced. As a result, the Commission is evaluating regulations for road occupancy for this type of activity, and will continue this project during 2014.

Zoning Code Amendment: The Commission prepared amendments to the Zoning Code for small lot farm uses, specifically chickens. The Commission has prepared a proposal that would permit a limited number of chickens on residential lots in certain zoning districts. Roosters would not be permitted. This proposal has been submitted to the Board of Supervisors for their consideration.

Subdivision & Land Development Code Amendment: Changes to the PA Municipalities Planning Code (MPC) required changes to the Township's Code regarding performance guarantees and to the timelines for appeals regarding review fees and release from improvement bond. These amendments were adopted by the Board of Supervisors as Ordinance No. 184 following a public hearing.

Other Business Items

Property - Fire Loss – Ordinance No. 183: The Board of Supervisors, upon the recommendation of the Commission, adopted Ordinance No. 183 – Property – Fire Loss. A Fire Loss Ordinance requires funds to be escrowed with the municipality in the event of a fire loss at a property to guarantee securing or demolition of the structure. It also provides for the payment of outstanding real estate taxes or other fees.

Comprehensive Plan Review: The Planning Commission discussed preparing a RFP for an update to the existing plan or preparation of a new Brighton Township Comprehensive Plan.