

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF AUGUST 6, 2018**

Mr. Maze called the August 6, 2018 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. Eight (8) visitors were in attendance.

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

VISITORS: Joseph Katruska, Stephen Biro and Michelle Biro representing Brighton Bubbles, L.L.P. Travis Moore, Sr. Project Manager with Duquesne Light, Dave Lauteri, Senior Government Affairs Representative with Duquesne Light, Christopher Melnik, P.E. of Duquesne Light and John I. Lundgren, P.E. and Samuel G. Mazzella, P.E. of GAI Consultants, Inc.

**Minutes of July 2, 2018 Regular Meetings:** Mr. Allen made a motion, seconded by Mr. Snider, vote unanimous, to approve the minutes of the July 2, 2018 meeting.

**Brighton Bubbles Car Wash:** Application for land development has been made for a car wash at 4700 Tuscarawas Road. The application is made by Brighton Bubbles, L.L.P. of Gibsonia, PA. A car wash is a permitted Conditional Use in the C-1 Neighborhood Commercial Zoning District. Joseph Katruska, Stephen Biro and Michelle Biro appeared for the applicant.

The Commission reviewed a set of plans prepared by PVE Engineering dated July 20, 2018. The Township Engineer's review comments dated August 6, 2018, Municipal Authority Engineer's review comments dated August 6, 2018 and the Sewage Authority Engineer's review comments dated August 3, 2018 were distributed. Mr. Katruska acknowledged receipt of the reviews and advised that the comments would be addressed accordingly.

Mr. Katruska reviewed the site plan with the Commission. The car wash will be unattended and includes one (1) automatic wash bay and two (2) self-serve wash bays. Application to Penn D.O.T. will be made for the access driveway on Tuscarawas Road and for stormwater at Dutch Ridge Road. A letter was provided from Trant Corporation, a transportation

engineer, to address traffic flows during peak periods. The peak traffic flows do not warrant a traffic study under the Township Zoning Code. The landscape plan and lighting plan were referenced for review. The estimated average per day water use is 3,000 gallons. A car wash is estimated to use 80-gallons. Up to 1,200 CY of fill will be brought to the site. The plan proposes a 2:1 slope. The ordinance requires a 3:1 slope. A retaining wall may be required or a waiver will be requested.

Application has been filed for Conditional Use approval. Mr. Dehart advised the applicant that the Board of Supervisors would receive the application at their meeting of August 13, 2018 and will schedule a hearing date and time. Revised plans will be submitted for review by the Commission at a future meeting.

**Duquesne Light Company, Diagonal River Crossing Project:** Duquesne Light Company has filed plans with the Township for a grading permit and stormwater management approval as part of their Diagonal River Crossing Project. Present to review the project were Travis Moore, Sr. Project Manager with Duquesne Light, Dave Lauteri, Senior Government Affairs Representative with Duquesne Light, Christopher Melnik, P.E. of Duquesne Light and John I. Lundgren, P.E. and Samuel G. Mazzella, P.E. of GAI Consultants, Inc.

Mr. Moore reviewed the overall project scope. He said the purpose of the project is to provide continue safe and reliable operation of the transmission and distribution lines. The project includes the construction of a new Ohio River crossing that will require six (6) new monopoles structures on both sides of the river. The project also includes the removal of existing segments of Ohio River crossings and existing support structures. None of the poles will require lighting. Access for this phase of the project in Brighton Township will be on Fletcher Road. Easements have been secured from all owners on Fletcher Road. The road will be improved for access. A material laydown or storage area is being constructed also. Sebring Road will be bonded from Route 68 to Tuscarawas Road. Mr. Moore said primary access will be from Route 68 to Fletch Road, but an occasional deliver from the Tuscarawas side may be needed. Mr. Maze recommended deliveries be coordinated with bus routes and that specific instructions be given that the use of the segment to Route 68 be used.

Mr. Lundgren said they have prepared stormwater reports that indicate that no permanent stormwater retention facilities are needed. The Township Engineer is reviewing the report and will make a final determination. An NPDES Permit has been secured from the Beaver County Conservation District. They are requesting waivers from the Grading Code to permit a 2:1 fill slope and a 1:1 cut slope. The Township Engineer is reviewing the most recent submittal. Duquesne Light will appear at the Board of Supervisors meeting to present their request.

**Property Maintenance Code:** The Board of Supervisors at their meeting of July 9, 2018 meeting to adopted the 2015 International Property Maintenance Code as Chapter 148, Property Maintenance Code. The Board also approved a service agreement with Pella Consulting.

**Review of C-1 Neighborhood Commercial District:** The Commission has prepared revisions to the C-1 Zoning District. The revisions can be recommended for approval with the next list of revisions for the Zoning Code.

**Additional Business:** The Commission will also think about other Code review projects. Items include event venues, agri-business, defining personal care and other related nursing care uses.

**Adjournment:** Mr. Allen made a motion, seconded by Ms. Green, vote unanimous, to adjourn the meeting at 9:02 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Manager