

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF SEPTEMBER 4, 2018

Mr. Maze called the September 4, 2018 meeting of the Brighton Township Planning Commission to order at 7:35 P.M. The meeting was located in the Municipal Building, 1300 Brighton Road, Beaver, PA. Two (2) 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 and Stephen Biro representing Brighton Bubbles, L.L.P.

Minutes of August 6, 2018 Regular Meetings: Mr. Allen made a motion, seconded by Mr. Stewart, vote unanimous, to approve the minutes of the August 6, 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 and Stephen Biro appeared for the applicant.

The Commission reviewed the revised set of plans prepared by PVE Engineering in response to prior engineering review comments Mr. Katruska reviewed the August 20, 2018 letter of PVE Engineering that was submitted in response to the Township Engineer's review comments dated August 6, 2018. The subsequent review letter of the Township Engineer dated August 30, 2018 listed which items are still pending. Many are related to the outstanding Penn D.O.T. HOP permit. Mr. Katruska acknowledged receipt of the review and advised that the comments would be addressed accordingly. After discussion, the Commission determined not to require the construction of sidewalks along the street frontage. A building schematic was presented for review by the Commission.

The plan proposes a 2:1 slope. The ordinance requires a 3:1 slope. A request for waiver from the Grading Code will be presented to the Board of Supervisors at their meeting of September 10th. The 3:1 slope is maintained in the rear of the property towards Dutch Ridge Road. The waiver is on the eastern side. Mr. Katruska noted that the slope height is 10 to 12 feet.

The 2:1 slope is proposed so fill does not need to extend over the existing BTSA right of way for a sewage force main and the existing drainage swale extending from Tuscarawas Road to Dutch Ridge Road.

Application has been filed for Conditional Use approval. Mr. Dehart advised that the Board of Supervisors have scheduled a public hearing on the application on September 10, 2018 at 6:00 P.M.

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.

Mr. Dehart told the Commission that he had been contacted by a sign company about the use of a digital sign at the hospital. A future meeting will be scheduled to review their request in more detail.

Adjournment: Mr. Stewart made a motion, seconded by Ms. Green, vote unanimous, to adjourn the meeting at 8:35 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager