

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF OCTOBER 1, 2018

Mr. Snider called the October 1, 2018 meeting of the Brighton Township Planning Commission to order at 7:32 P.M. The meeting was located in the Municipal Building, 1300 Brighton Road, Beaver, PA. Two (2) visitors were in attendance.

PRESENT: William L. Snider, Vice-Chairman
Nathan Allen
Tim O'Brien
Mark Piccirilli
Matthew Stewart

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

ABSENT: Jeffrey S. Maze, Chairman
Karen Green, Secretary

VISITORS: Joseph Katruska and Stephen Biro representing Brighton Bubbles, L.L.P.

Minutes of September 4, 2018 Regular Meetings: Mr. Allen made a motion, seconded by Mr. Stewart, vote unanimous, to approve the minutes of the September 4, 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 plan at their August 6th and September 4th 2018 meetings. The Board of Supervisors conducted a public hearing on the application on September 10, 2018. Applications are pending to Penn D.O.T. for Highway Occupancy Permits.

Mr. Stewart made a motion, seconded by Mr. Piccirilli, vote unanimous, to recommend that the Board of Supervisors grant Conditional Use approval to Brighton Bubbles, LLP for a car wash use in the C-1 Neighborhood Commercial Zoning District at 4700 Tuscarawas Road, tax parcel no. 55-017-0107.002 subject to the following conditions:

1. Compliance with the Township Engineer's comments of September 7, 2018, including any subsequent reviews undertaken pursuant to additional submittals by the applicant, and implementation of the land development improvements.

2. Applicant shall secure a PennDOT Highway Occupancy Permit for the driveway access onto Tuscarawas Road.
3. Applicant shall secure a PennDOT Highway Occupancy Permit for the discharge of stormwater to the existing inlet on Dutch Ridge Road.
4. Applicant shall secure a Grading Permit from Brighton Township and comply with any conditions made a part of the permit approval.
5. Applicant shall execute a Stormwater Best Management Practices Operations and Maintenance Agreement with Brighton Township as prepared by the Township.
6. Execution of a Developer's Agreement with Brighton Township required as part of a Land Development approval, including the posting of the required financial security as set forth in the Township Engineer's letter of September 5, 2018 or as it may be amended hereafter.
7. Compliance with the Brighton Township Municipal Authority Engineer's comments of August 30, 2018, including any subsequent reviews undertaken pursuant to additional submittals by the applicant.
8. Execution of a Developer's Agreement with the Brighton Township Municipal Authority, including the posting of the required financial security as may be approved by the Authority.
9. Execution of a Developer's Agreement with Brighton Township Sewage Authority, including the posting of the required financial security as may be approved by the Authority.
10. Applicant shall comply with provisions of Brighton Township Zoning Code Section 195-137.13 Industrial and development performance standards regulating lighting, noise and site development hours of operation.
11. Applicant proposes no free standing signs on the Dutch Ridge Road street frontage and agrees that no free standing sign will be erected on the Dutch Ridge Road street frontage.
12. Applicant proposes no access from Dutch Ridge Road and agrees that no access to the property from Dutch Ridge Road will be constructed or installed.
13. Applicant shall amend the Landscape Plan to include an evergreen landscape buffer on the northern side of the asphalt area of sufficient height and density to block the headlights of vehicles exiting the car wash bays or utilizing the pass around driveway lane.
14. Brighton Township agrees to defer the construction of sidewalks along the Tuscarawas Road frontage at this time. However, should sidewalks be constructed along the Tuscarawas Road street frontage of the adjacent commercially zoned property in the future, applicant agrees to install sidewalks along the Tuscarawas Road frontage within one (1) year of notification from Brighton Township to do so.

Mr. Stewart made a motion, seconded by Allen, vote unanimous, to recommend the Board of Supervisors grant land development approval Brighton Bubbles, LLP for a car wash at 4700 Tuscarawas Road, tax parcel no. 55-017-0107.002 subject to the following conditions:

1. Compliance with the Township Engineer's comments of September 7, 2018, including any subsequent reviews undertaken pursuant to additional submittals by the applicant, and implementation of the land development improvements.
2. Applicant shall secure a PennDOT Highway Occupancy Permit for the driveway access onto Tuscarawas Road.
3. Applicant shall secure a PennDOT Highway Occupancy Permit for the discharge of stormwater to the existing inlet on Dutch Ridge Road.
4. Applicant shall secure a Grading Permit from Brighton Township and comply with any conditions made a part of the permit approval.
5. Applicant shall execute a Stormwater Best Management Practices Operations and Maintenance Agreement with Brighton Township as prepared by the Township.
6. Execution of a Developer's Agreement with Brighton Township required as part of a Land Development approval, including the posting of the required financial security as set forth in the Township Engineer's letter of September 5, 2018 or as it may be amended hereafter.
7. Compliance with the Brighton Township Municipal Authority Engineer's comments of August 30, 2018, including any subsequent reviews undertaken pursuant to additional submittals by the applicant.
8. Execution of a Developer's Agreement with the Brighton Township Municipal Authority, including the posting of the required financial security as may be approved by the Authority.
9. Execution of a Developer's Agreement with Brighton Township Sewage Authority, including the posting of the required financial security as may be approved by the Authority.
10. Brighton Township agrees to defer the construction of sidewalks along the Tuscarawas Road frontage at this time. However, should sidewalks be constructed along the Tuscarawas Road street frontage of the adjacent commercially zoned property in the future, applicant agrees to install sidewalks along the Tuscarawas Road frontage within one (1) year of notification from Brighton Township to do so.

Sign Regulations: A request has been made by Heritage Valley to permit a Changeable Copy Sign(s) at their hospital campus. Mr. Dehart reviewed the request with the Commission. The administration would like to incorporate a digital message board into their sign at the main entrance that would display the current patient load within the emergency room and the closest convenient care facility. This information is currently posted to their website. The Zoning Code

currently permits Changeable Copy Signs for a limited number of uses, such as schools and banquet facilities for example. The Commission had no objections to providing for the use at a hospital campus. Mr. Dehart and the Solicitor will prepare draft language for consideration at the November meeting.

Additional Business: Mr. Dehart discussed including funding in the 2019 Budget for the preparation of an updated Comprehensive Plan. He would expect the project to cost \$40,000 to \$50,000. Since such a project would be initiated later in the year it could be a project spread over two years. Mr. Stewart emphasized the need to make the plan meaningful and achievable so that it will be implemented by the Township.

Adjournment: Mr. Piccirilli made a motion, seconded by Mr. Allen, vote unanimous, to adjourn the meeting at 8:26 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager