

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF NOVEMBER 5, 2018

Mr. Maze called the November 5, 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. One (1) visitor was in attendance.

PRESENT: Jeffrey S. Maze, Chairman
William L. Snider, Vice-Chairman
Karen Green, Secretary
Nathan Allen
Tim O'Brien
Mark Piccirilli
Matthew Stewart

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

VISITOR: Lloyd Grimes, 1605 Sebring Road

Minutes of October 1, 2018 Regular Meetings: Mr. Allen made a motion, seconded by Ms. Green, vote unanimous, to approve the minutes of the October 1, 2018 meeting.

Lloyd Grimes & Karen O'Neill Grimes Plan of Subdivision: Application has been made for a two (2) lot subdivision on Sebring Road. Lot 2B is a proposed new lot that is 10.8 acres in size with an existing single family home and accessory use structures. Lot 2 Residual is 92 +/- acres. Lloyd Grimes of 1605 Sebring Road was in attendance. Mr. Grimes said he does have a sales contract on the residual parcel. The Commission reviewed the site plan dated October 3, 2018 prepared by Pringle-Nero Land Surveying, Inc., a copy of the Township Engineer's review comments dated October 30, 2018 and the Beaver County Planning Commission review dated October 19, 2018. The Commission noted some minor plan revisions needed to comply with the Township Engineer's review.

Mr. Stewart made a motion, seconded by Mr. Allen, vote unanimous, to recommend approval of the Lloyd Grimes & Karen O'Neill Grimes Plan of Subdivision as prepared by Pringle-Nero Land Surveying, Inc. dated October 3, 2018, subject to revisions recommended by the Township Engineer.

A **Request for Planning Waiver & Non-Building Declaration** has also been submitted for Lot 2B Residual. The Sewage Enforcement Officer has reviewed the site and has signed the Declaration.

Mr. Snider made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the Planning Waiver & Non-Building Declaration for Lot 2B Residual of the Lloyd Grimes & Karen O'Neill Grimes Plan of Subdivision, and authorizing the Chairman to sign the form.

Brighton Bubbles Car Wash: The Board of Supervisors have granted Conditional Use approval and Land Development approval. Copies of the decisions, signed by the applicant, were provided to the Commission.

Ordinance - Zoning Code Amendment for C-1 Neighborhood Commercial District & Sign Regulations: The Commission previously reviewed and prepared amendments to the C-1 Neighborhood Commercial Zoning District. That ordinance proposal has been amended to include Section 5 to permit a Changeable Copy Sign(s) for a hospital use as discussed at the October meeting. The proposed ordinance was reviewed by the Commission. The one item the Commission discussed in detail was Section 4 which changes the parking requirements for certain uses, such as places of worship, theaters, banquet facilities, etc. to 1 parking space for each 3 seats, versus 3.5 seats. The Commission decided to remove that section. The Commission discussed the adding hospitals to the uses permitted to have a changeable copy signs. They agreed to include the use. Language was also added to permit two (2) changeable copy signs on lots of 10-acres or more and with entrances on two streets. The signs would be located at the entrances.

Mr. Stewart made a motion, seconded by Ms. Green, vote unanimous, to recommend for approval the ordinance to amend the Zoning Code, to include the C-1 Zoning District and the Sign regulations.

Ordinance - Zoning Map Revision: The Commission previously discussed changing the zoning classification on three parcels from C-1 Neighborhood Commercial to R-1 Residential. The three properties are 5145, 5155 and 5165 Tuscarawas Road. Each has an existing single family home. The owners were previously notified of the Commission's consideration of the change.

Mr. Allen made a motion, seconded by Mr. Piccirilli, vote unanimous, to recommend for approval an ordinance for a Zoning Map Change to change the zoning on 5145, 5155 and 5165 Tuscarawas Road from C-1 Neighborhood Commercial to R-1 Rural Residential.

Additional Business: Mr. Dehart said that \$20,000 in funding is included in the first draft of the 2019 Budget for the preparation of an updated Comprehensive Plan. This assumes the project would extend over into 2020 also.

Adjournment: Mr. Allen made a motion, seconded by Ms. Green, vote unanimous, to adjourn the meeting at 8:46 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager