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**Brighton Township Planning Commission
2018 Annual Report**

The Brighton Township 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, and are appointed by the Board of Supervisors to review land use proposals, such as subdivision and land developments, and make recommendations on their adoption to the Board. They also develop and review amendments to the Township’s land use codes. The Commission holds monthly meetings to conduct all business. The Commission welcomes all input from residents on the Township’s land use policies and other matters that fall under their review. The Commission’s goal is to maintain and improve the character of the Township.

Following is a brief summary of the Commission’s formal activities during 2018.

2018 Commission Members:

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

Kathryn L. Johnston, Solicitor

Subdivision Application Plan Reviews:

- | | |
|--|-----------|
| 1. Plan of Lot Consolidation for Salvatore M. & Anna M. Diana (3 lots) | 1 Lot* @ |
| 2. Brighton Bubbles Car Wash – Land Development | |
| 3. Lloyd Grimes & Karen O’Neill Grimes Plan of Subdivision | 2 Lot * @ |
- @ Denotes final approval granted by Board of Supervisors - plan recorded.
* Denotes 1 lot with existing dwelling/building.

Conditional Use: The Commission heard and made recommendations on the Conditional Use application of Brighton Bubbles, LLP for a car wash use in the C-1 Neighborhood Commercial Zoning District. The Board of Supervisors subsequently conducted a public hearing on the application and granted conditional use approval subject to conditions as recommended by the Commission.

Land Use Ordinance Preparation:

Zoning Code Amendments: At the January meeting the Planning Commission recommended amendments to the Zoning Code. The amendments included revised definitions, the addition of a Controlled Substance Dispensation Facility use, setback provisions for the C-2 Mixed Use District, regulations for Senior Housing and parking requirement revisions. The Board of Supervisors conducted a public hearing on the proposed changes and on March 12, 2018 adopted Ordinance No. 210 to amend the Zoning Code as recommended by the Planning Commission.

Zoning Code Amendments: The Commission prepared amendments to the C-1 Neighborhood Commercial Zoning District and to the sign regulations within the Zoning Code. The proposal was sent to the Board of Supervisors for consideration. The Board will conduct a public hearing on the ordinance proposal in February 2019.

Ordinance - Zoning Map Revision: The Commission recommended a Zoning Map Amendment to change 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. The Board of Supervisors will conduct a public hearing on the ordinance to adopt a revised zoning map in February 2019.

Other Business Items: The Commission reviewed other land use proposals as follows:

Senior Housing: The Commission heard a proposal for senior housing on land located on Western Avenue. Subsequently, a project application was not filed.

PA State Police Barracks: Representatives appeared to discuss and review a preliminary site plan for a new PA State Police Barracks on Dutch Ridge Road. A project application was not filed in 2018.

Duquesne Light Company, Diagonal River Crossing Project: Duquesne Light Company reviewed their Diagonal River Crossing Project with the Commission.