

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF FEBRUARY 4, 2019**

Mr. Snider called the February 4, 2019 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. There were no visitors 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

**Minutes of January 8, 2019 Regular Meeting:** Mr. Allen made a motion, seconded by Mr. O'Brien, vote unanimous, to approve the minutes of the January 8, 2019 meeting.

**Aspen Fields Phase V:** Application has been filed by Maronda Homes for the Aspen Fields Plan of Lots – Phase V. This is the final plan phase and it consists of 24-lots. The plan was reviewed at the January 8<sup>th</sup> meeting. The Commission has received the review comments of the Beaver County Planning Commission dated January 16, 2019. The applicant submitted a response to the Township review by letter of January 14, 2019. The Commission reviewed the revised plan, and it appeared that most of their recommendations have been addressed. The developer still needs to identify an area for centralized mail service. A representative of LSSE was not in attendance to review the plan and the revisions made, therefore, action was deferred.

**Gordon Consolidation Plan:** Application has been filed by James A. Gordon of 2755 Brady's Run Road to consolidate two (2) lots into one lot containing 7.6 acres. The Commission reviewed the site plan dated October 1, 2018 prepared by Martone Engineering & Surveying, the Township Engineer's review comments dated January 30, 2019 and the Beaver County Planning Commission review comments dated January 23, 2019. Mr. Dehart said that Mr. Gordon advised him that the purpose of the consolidation was to build a garage. An accessory use cannot be constructed on a lot without a principal use. Mr. Martone submitted a response to the Township Engineer's comments by letter of February 4, 2019.

Mr. Piccirilli made a motion, seconded by Mr. Allen, vote unanimous, to recommend approval of the Gordon Consolidation Plan as prepared by Martone Engineering & Surveying,

LLC dated October 1, 2018 and last revised February 4, 2019, subject to compliance with the Township Engineer's review comments dated January 30, 2019.

**Ordinance - Zoning Code Amendment for C-1 Neighborhood Commercial District & Sign Regulations:** The Board of Supervisors has scheduled the public hearing at 6:00 P.M. on February 11, 2019.

**Ordinance - Zoning Map Revision:** The Board of Supervisors has scheduled the public hearing at 6:00 P.M. on February 11, 2019. A letter has been received from Brent Billheimer, owner of 5165 Tuscarawas Road, stating that he is not in favor of the rezoning.

**Additional Business:** The Commission discussed the Comprehensive Plan process and reviewed information from a DCED article by Denny Puko, Planner on the five (5) keys to developing an "implementable" comprehensive plan.

Mr. Dehart advised the Commission that representatives of Clover Development had a pre-application meeting with the Engineer for a senior housing project on the site of the former Allencrest facility. They are looking at a high rise with 124 units.

**Adjournment:** Mr. Stewart made a motion, seconded by Mr. O'Brien, vote unanimous, to adjourn the meeting at 8:16 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Manager