

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF MARCH 4, 2019

Mr. Maze called the March 4, 2019 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. There was one (1) visitor 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: John R. Wright, III, P.L.A. of Lennon, Smith, Souleret Engineering, Inc.

Minutes of February 4, 2019 Regular Meeting: Mr. Stewart made a motion, seconded by Mr. Snider, vote unanimous, to approve the minutes of the February 4, 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 8th and February 4th meetings. The Township Engineer, by letter of February 8, 2019, states that all prior review comments have been addressed. The final outstanding item is the execution of developer agreements.

Mr. John R. Wright, III of Lennon, Smith, Souleret Engineering, Inc. was in attendance to present the plan on behalf of Maronda Homes. Mr. Wright reviewed the changes that were made to comply with prior review comments of the Township, Sewage Authority and Municipal Authority. All utilities have been extended to Parcel B4 in the event the HOA decides to place any improvements within the open space parcel. The centralized mail location has been identified, and the landscape plan updated to provide landscaping for the open space parcel.

Mr. Stewart made a motion, seconded by Ms. Green, vote unanimous, to recommend preliminary approval of the Aspen Fields Plan of Lots Phase V as prepared by Lennon, Smith, Souleret Engineering, Inc., with final plan approval subject to the following conditions:

1. Execution of Developer's Agreements with Brighton Township, Brighton Township Sewage Authority and Brighton Township Municipal Authority.
2. Final plan approval and recording will be subject to the terms set forth in the Developer's Agreements regarding completing of improvements or bonding as the situation dictates.

3. Compliance with the conditions of the August 12, 2002 Aspen Fields PRD Conditional Use Application Approval.
4. Compliance with the conditions of the August 12, 2002 Aspen Fields PRD Tentative Approval Application Approval.

Loose Plan of Lot Revision: Application has been filed by Robert G. & Tina L. Loose of 114 Coleman Drive for a lot line revision between 114 and 116 Coleman Drive. The Commission reviewed a copy of the site plan dated January 23, 2019 prepared by Pringle-Nero Land Surveying, Inc., the Township Engineer's review comments dated February 11, 2019 and the Beaver County Planning Commission review comments dated February 6, 2019. Two comments were listed in the Township Engineer's review. The first was the requirement that a note be added to the plan to include information regarding the FEMA defined floodplain. The second concerned the existing driveway on Parcel "A" which also serves as the access to an existing detached garage on Parcel "B".

Mr. Dehart referred to a revised plan that was sent to the Township by Pringle-Nero Land Surveying. Two notes have been added to the plan. A note is added that states that the properties lie in Zone X, area of minimal flood hazard. The second note states "A new driveway will be installed on Parcel "B" to service the metal sided garage." Mr. Dehart said he also spoke to Mr. Loose who stated he does intend to have a new driveway constructed as stated on the plan. The Commission recognized that a specific time period for the driveway construction has not been stated, and agreed that a 6-month time frame was appropriate.

Mr. Piccirilli made a motion, seconded by Mr. Allen, vote unanimous, to recommend approval of the Loose Plan of Lot Revision as prepared by Pringle-Nero Land Surveying, Inc. dated January 23, 2019 and last revised February 13, 2019, subject to the additional driveway being constructed on Parcel "B" to access the detached garage within six (6) months of plan recording.

Ordinance No. 219 - Zoning Code Amendment for C-1 Neighborhood Commercial District & Sign Regulations: The Board of Supervisors adopted the Zoning Code amendments on February 11, 2019.

Ordinance - Zoning Map Revision: The Board of Supervisors has re-scheduled the public hearing at 6:15 P.M. on April 8, 2019. The Beaver County Times failed to publish the legal advertisement.

Additional Business: There was no additional business.

Adjournment: Mr. Stewart made a motion, seconded by Mr. Allen, vote unanimous, to adjourn the meeting at 7:53 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager