

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF APRIL 1, 2019**

Mr. Maze called the April 1, 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. Eight (8) visitors were in attendance.

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

VISITORS: Gary and Rebecca Pilarski, 1350 Dutch Ridge Road  
Roxanne Walker, 1355 Dutch Ridge Road  
Madge Nichols, 1430 Dutch Ridge Road  
Alexis Butera, 111 Grandvue Drive  
Tod Arbutina, 4533 Dutch Ridge Road  
Graham Ferry, P.E. of Sheffler & Company, Inc., Sewickley, PA  
Allen J. Sherwood, III, Pittsburgh, PA of 1224 Dutch Ridge Development, LLC

**Minutes of March 4, 2019 Regular Meeting:** Mr. Stewart made a motion, seconded by Mr. Snider, vote unanimous, to approve the minutes of the March 4, 2019 meeting.

**Ganoe Consolidation Plan:** Application has been filed to consolidate Lot Nos. 204 and 205 of the Highland Acers Plan of Lots No. 3 into one 8.292 acre lot. The owners intend to construct a single-family home on the lot. A grading permit has been secured for the property. The owner intends to construct a force main to the manhole at the intersection of Juanita Drive for public sewer service. The Commission reviewed a copy of the site plan prepared by Bankson Engineer, Inc. and the Township Engineer's review comments dated March 11, 2019. Only minor editing changes are needed. The Beaver County Planning Commission issued a review letter dated March 5, 2019.

The applicant will have to enter into a developer's agreement with the Brighton Township Sewage Authority for the extension of the force main on Neville Road that will extend to Juanita Drive. He previously approached the Sewage Authority and has received approval of

this concept. Design drawings are now being reviewed. The Sewage Authority engineer has issued review comments dated March 29, 2019.

Mr. Snider made a motion, seconded by Mr. Piccirilli, vote unanimous, to recommend approval of the Ganoe Consolidation Plan as prepared by Bankson Engineers, Inc. dated June 2018 subject to:

1. Plan revisions being made to comply with the Township Engineer's review letter dated March 11, 2019;
2. PA DEP Sewage Planning Module approval; and
3. Applicant to enter into a Developer's Agreement with the Brighton Township Sewage Authority to extend public sewage service to the property.

**Grandview Estates:** Application has been filed by 1224 Dutch Ridge Development, LLC for a 95-lot subdivision off of Dutch Ridge Road. The total property area is 87 acres. Present were Allen J. Sherwood, III, of 1224 Dutch Ridge Development, LLC the developer and Graham Ferry, P.E. of Sheffler & Company, Inc., the design engineer. The Planning Commission has received a set of the design drawings prepared by Sheffler & Company.

Mr. Ferry gave a brief overview of the project. The 95-lot project is intended to be constructed in two (2) phases. Phase 1 would be approximately 25 lots that can be served with gravity sewers. Phase 2 would be the remaining lots that will require the construction of a sewage pump station. There are approximately 44 acres of open space within the project. The steep slopes will be preserved through protective covenants. A landscape plan will be submitted that shows the required on lot street trees and other requirements. Two stormwater detention ponds will be necessary for the project. Mr. Ferry noted that the Township Engineer's review comments dated April 1, 2009 were received today and they have not had an opportunity to respond to those.

Mr. Maze pointed out that the grading ordinance requires 3:1 slopes and a 10-foot wide bench every 20-feet in elevation. The plan has 2:1 slopes and no benches. Mr. Ferry said they are working on a new grading plan to address this. Mr. Maze also said that the sanitary sewers at the entry are 25-feet deep, and questioned their constructability within a Penn DOT right of way. Mr. Ferry said this too is being looked at for alternatives.

Mr. Snider pointed out that there is only one point of access and questioned emergency access if a street is blocked.

Madge Nichols questioned the site distance when exiting the proposed new roadway due to the steep banks. Roxanne Walker said that there is significant sun glare in the mornings in that area also. Mr. Maze advised her that the applicant will be required to submit for a Highway Occupancy Permit (H.O.P.) to Penn D.O.T. to connect the proposed new road to Dutch Ridge Road. They will have to demonstrate that they have the required site distance to obtain the permit. A traffic study will be prepared for the plan. Mr. Ferry said the study will be by Gateway Engineering.

Ms. Nichols also asked about the price range of the homes. Mr. Sherwood said the price range will be \$250,000 to \$350,000. The lots will be a minimum of 90-feet in width and average 0.30 to 0.45 acres in size.

Rebecca Pilarski asked about the electrical towers that cross the property. Mr. Sherwood said they would be outside the development area.

Alexis Butera asked about the project time table. Mr. Maze said it will take several months for Township reviews and approvals. Additional permits from outside agencies are expected to take even longer. Mr. Dehart told her that if she provides her contact information he will keep her advised of the project status as it progresses. She also asked if the existing home on the property would be demolished. Mr. Sherwood said it would be at a later date after project approvals are obtained.

Mr. Stewart said he believes the applicant should have come in advance for a pre-application to obtain Commission recommendations before significant design has taken place. He also did not view the project as quality development since there are not blocks or loop streets that make a community walkable. He also recommended trails be provided within the open space areas that that they be connected throughout the plan. Mr. Dehart asked Mr. Ferry to evaluate the possibility of providing a loop street or connected streets when he is preparing revised grading plans to comply with the grading ordinance requirements. Mr. Stewart also asked the Solicitor is a cul-de-sac street 1,900 feet long is permitted. He believes maximum street lengths without blocks or loops should be restricted.

Mr. Dehart asked that the landscaping plan to be submitted include a proposed trail network as recommended by the Commission. Mr. Maze also recommended that the project engineer evaluate the water pressure needs at the high points within the plan.

The applicant will prepare plan revisions and address the engineering comments.

**Ordinance - Zoning Map Revision:** The Board of Supervisors will conduct a public hearing at 6:15 P.M. on April 8, 2019 with consideration of the ordinance to follow at the Board's regular meeting the same evening. Mr. Dehart advised the Commission that he was contacted last Friday by Attorney Albert Torrence who advised him that he was representing St. Barnabas in opposition to the rezoning of the properties. St. Barnabas currently owns one of the three lots that are the subject of the rezoning.

**Additional Business:** Mr. Dehart told the Commission that he has been contact by Chester Smyda who is considering a subdivision of his property. Initially he is considering two additional lots fronting on Gypsy Glen Road. Due to the topography in that location he is proposing a shared driveway for the two lots utilizing his existing access. This would be three lots on one private driveway. Mr. Dehart said that this will require a waiver. Also, there would need to be some type of plan restriction to prohibit additional subdivision of the lots should the waiver be granted.

Mr. Stewart said he recently had occasion to speak with Denny Puko, a planner with the PA DCED. The Commission previously reviewed an article he wrote on implementable comprehensive plans. Mr. Puko has offered to come to a meeting to discuss this planning process. Mr. Stewart will get some possible meeting dates and advise the Commission.

**Adjournment:** Mr. Allen made a motion, seconded by Mr. Stewart, vote unanimous, to adjourn the meeting at 8:57 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Manager