

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF MAY 1, 2019**

Mr. Piccirilli called the May 1, 2019 special meeting of the Brighton Township Planning Commission to order at 7:04 P.M. The meeting was located in the Municipal Building, 1300 Brighton Road, Beaver, PA. There were four (4) visitors in attendance.

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

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

ABSENT: William L. Snider, Vice-Chairman

VISITORS: Denny Puko, Planner with PA DCED,  
John Curtaccio, Township Supervisor  
James E. Equels, Sr., Township Supervisor  
Marty Morris, resident of Big Beaver Borough

**Comprehensive Plan:** The Planning Commission called the special meeting to discuss the comprehensive plan process. Mr. Puko is a professional planner and has worked with many communities over his career in the development of comprehensive plans. The Township has budgeted funds to initiate the planning process in 2019 with the anticipation of completing a plan in 2020. The Township adopted a 1999 Comprehensive Plan and completed an update in 2007.

Mr. Puko asked if there were any reasons that could be identified to do a new plan. Reasons identified included the development of the Shell site in Potter Township and the oil and gas industry in general that has emerged since the last plan preparation. A mini casino is being planned in Big Beaver Borough. The Township has experienced residential growth during the last decade. Beaver Borough and the Beaver Area School District are assets for continued residential growth. The Township still has substantial undeveloped areas also.

Mr. Puko said there has been a cultural change around planning since the last plans were developed. Instead of preparing plans to control how growth occurs, the planning process is used to address specific needs or to address specific problems that may be identified during the process. Today's economy is different and more mobile. The plan tries to capture opportunities that may be present as a result of these changes. Action agendas are developed to achieve those opportunities, or to address specific issues. He emphasized that it is not the plan that is

important, but the planning process used, and how that process and the connections/relationships developed are continued to be put to use.

He suggested that the Commission, as the responsible party in developing the plan, try to identify what they see as the top issues to be addressed and make those part of the RFP. He will send sample RFPs and a list of consultants whose projects have been funded through DCED grants. He also recommended an application for funding, although not all applications are able to be funded. The Commission thanked Mr. Puko for his time and valuable information.

The Commission will continue to discuss this process at their May meeting.

**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