

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF MAY 6, 2019**

Mr. Snider called the May 6, 2019 meeting of the Brighton Township Planning Commission to order at 7:35 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  
Karen Green, Secretary  
Tim O'Brien  
Mark Piccirilli  
Matthew Stewart

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

**ABSENT:** Jeffrey S. Maze, Chairman  
Nathan Allen

**Minutes of April 1, 2019 Regular Meeting:** Mr. Piccirilli made a motion, seconded by Ms. Green, vote unanimous, to approve the minutes of the April 1, 2019 meeting.

**Grandview Estates:** Application has been filed by 1224 Dutch Ridge Development, LLC for a 95-lot subdivision off of Dutch Ridge Road. The Commission reviewed the plan at their meeting of April 1, 2019. Plan revisions in response to the Planning Commission's comments and the engineering plan reviews have not been submitted. The Commission did receive and review comments of the Beaver County Planning Commission dated April 16, 2019 for both the subdivision and the land development. No further review was undertaken at this time pending receipt of revised plans.

**Ordinance - Zoning Map Revision:** The Board of Supervisors conducted a public hearing at 6:15 P.M. on April 8, 2019 on the ordinance to adopt a revised official zoning map. Ordinance No. 220 was approved at the regular meeting that followed the hearing.

**Comprehensive Plan:** The Commission conducted a special meeting on May 1, 2019 with Mr. Denny Puko, Planner with the PA DCED Center for Local Government Services in attendance. Mr. Puko discussed the implementable plan process. He has since forwarded some sample RFPs for use in preparation of an RFP for Brighton Township. One recommendation made at the meeting was to identify what the Commission sees as the top issues to be addressed within the Community, and make those specific parts of the RFP to be addressed during the planning process.

Mr. Dehart recommended that one topic be property maintenance. There has been an increase in the number of rental units in the Township. Those are more frequently the subject of enforcement notices related to property maintenance. A rental inspection program may be appropriate as well as an increase in property maintenance enforcement program.

Mr. Stewart recommended several items for inclusion. First is how to plan for the changing demographics and how that impacts housing styles, connectivity issues (streets and parks) and maintenance free living. He also sees a need for more quality development with blocks, connecting streets and fewer cul-de-sacs. He also views the placement of homes on lots as part of having a quality development. Although the Commission has recently completed the C2 Mixed Use District, the prevention of commercial sprawl would be another item to be addressed.

Mr. Dehart will begin a draft of an RFP for circulation. Any additional ideas can be sent by email for inclusion.

**Additional Business:** Ms. Johnston provided a summary of work session at PSATS on addressing blight. Mr. Dehart mentioned the availability of on-line seminars through PSATS. The Township has a password for participate.

Mr. Dehart said the Commission should expect a conditional use review next month from Crown Castle for a tower based wireless communications facility in the public right of way. Tod Arbutina has also filed a lot consolidation plan for the Antler's Ridge Plan. A subdivision of the consolidated lot will follow. A variance application for the State Police Barracks project has been filed. It is for reduction of the setback for the parking area adjacent to a residential district.

**Adjournment:** Mr. Stewart made a motion, seconded by Mr. Piccirilli, vote unanimous, to adjourn the meeting at 8:41 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Manager