

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF JULY 1, 2019**

Mr. Snider called the July 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. There were five (5) visitors in attendance.

PRESENT: William L. Snider, Vice-Chairman  
Karen Green, Secretary  
Nathan Allen  
Tim O'Brien  
Mark Piccirilli  
Matthew Stewart

ABSENT: Jeffrey S. Maze, Chairman

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

**Minutes of June 3, 2019 Regular Meeting:** Mr. Stewart made a motion, seconded by Ms. Green, vote unanimous, to approve the minutes of the June 3, 2019 Regular Meeting.

**Conditional Use Application – Crown Castle:** Application has been filed by Crown Castle for the installation of a Tower-Based Wireless Communications Facility in the public right of way of Dutch Ridge Road in the area of address 879. The use is a permitted Conditional Use in the R-1 Zoning District. The public hearing will be on July 8<sup>th</sup> at 6:30 P.M. Present for the applicant was Paul Gilbert, Government Relations Specialist.

The Commission was in receipt of the letter of application dated May 31, 2019, the site plan last revised May 1, 2019 and a copy of the Penn D.O.T. Highway Occupancy Permit for the site installation. A copy of their Structural Evaluation Report has been filed which states the proposed pole is structurally sufficient for the installation proposed. Mr. Gilbert stated that the installation is will be of the same as that reviewed in detail by Mr. Ackerman at the Commission's June meeting. Mr. Dehart advised the Commission that the Board of Supervisors conducted a public hearing on the first application on June 3<sup>rd</sup> and subsequently approved the conditional use application at their regular meeting the same night.

This installation is in the area of 879 Dutch Ridge Road, in an area across from the entrance to Brighton Wellness and Extended Care. A wood utility pole will be installed to a height of 29' 6" with the antenna mounted on top, with a final height of 33'. There will be two aerial crossings, one for electric and one for fiber optic. The antenna has a range of 2,000 LF but with favorable topography can have a range up to ½ mile. These installations are placed in areas of high usage. A letter has also been submitted by Crown Castle stating that they would remove

the pole in the event its use was discontinued. Mr. Dehart said that this was a condition attached by the Board of Supervisors to the first application.

Mr. Allen made a motion, seconded by Mr. Stewart, vote unanimous, to recommend that the Board of Supervisors approve the conditional use application of Crown Castle to place a Tower-Based Wireless Communications Facility in the public right of way of Dutch Ridge Road in the area of address 879.

**Antler Ridge Plan:** Application has been filed for a plan of subdivision with 17 new building lots. Present was the developer, Tod Arbutina, and Christopher Wulff, P.E. of the Larson Design Group. Also present were Roy Early and Vida Kaniecki the owners of Lot No. 1 in the plan. The site plan has been prepared by Larson Design Group. The Commission had copies of the Township Engineer's review comments by letter of June 11<sup>th</sup>, the BTMA review by letter of June 10<sup>th</sup>, the BTSA review by letter of June 25<sup>th</sup> and the Beaver County Planning Commission review comments by letter of June 19<sup>th</sup>.

Mr. Wulff said that this plan is the subdivision of the Dutch Ridge Associates LP Lot Consolidation Plan that was reviewed with the Commission at the June meeting. He presented two (2) modification requests for the Commission's consideration. The modification requests were detailed in a letter dated July 1, 2019. First, was a modification to the Subdivision and Land Development Code Chapter 180, Section 180-13.A.3 – Detail RD-14 Entrance Drive With Island. The modification was to the island dimensions as well as the radii at the entrance. The required 40' radius is proposed as a 25' radius. The second modification was to Subdivision and Land Development Code Chapter 180, Section 180-24 to increase the block length from 1,200 feet to 1,214 feet.

Mr. Stewart asked about providing for future street access to the adjoining property owned by St. Barnabas between Lot Nos. 8 and 10. Mr. Arbutina said that he has had numerous conversations and contacts with St. Barnabas to discuss these types of issues. There is also a potential use of the sewage line that has already been extended, and will be further extended to the vicinity of the adjoining property. However, he is hoping for some type of contractual arrangement and cost sharing of the investments made in the existing and future infrastructure. He promised a good faith effort to continue these discussions. But at this time, St. Barnabas is not prepared to identify their intended use of their property or how it may be developed in the future. Mr. Stewart asked that at a minimum, arrangements for pedestrian access be provided for connectivity between the plans.

The Commission requested that the street lights be shown on the plans with a photometric footprint. Sidewalks as shown end at lot nos. 1 and 2. The Commission asked that they be extended to the right of way of Dutch Ridge Road. After discussion the Commission agreed to have them extended on Lot No. 2 only. The cluster mailbox will be situated at the property line between Lot Nos. 2 and 4. The landscape plan shows only one (1) street tree per lot. Two (2) are required. The access to the detention facility was also reviewed. They will proceed with plan revisions to address the engineering review comments that have been received.

Mr. Stewart made a motion, seconded by Ms. Green, vote unanimous, to recommend that the Board of Supervisors approve Modification Request No. 1 Subdivision and Land Development Code Chapter 180, Section 180-13.A.3 – Detail RD-14 Entrance Drive, subject to the Township Engineer’s review and approval of the proposed changes to the radii.

Mr. Allen made a motion, seconded by Mr. Piccirilli, vote unanimous, to recommend approval of Modification Request No. 2 Subdivision and Land Development Code Chapter 180, Section 180-24 to increase the block length from 1,200 feet to 1,214 feet.

**Grabski Plan of Subdivision:** Application has been filed for a lot line adjustment for two existing properties at 930 and 1010 Pine Grove Road. The Commission reviewed the site plan prepared by Pringle-Nero Land Surveying, Inc. and the Township Engineer’s review comments by letter dated June 11, 2019. The Commission also received the June 19, 2019 review letter from the Beaver County Planning Commission. It was noted that the existing home on Parcel “A” located at 930 Pine Grove Road is an existing non-conforming structure insofar as it encroaches into the required front yard setback.

Mr. Stewart made a motion, seconded by Ms. Green, vote unanimous, to recommend approval of the Grabski Plan of Subdivision prepared by Pringle-Nero Land Surveying, Inc. dated May 13, 2019 subject to compliance with the Township Engineer’s review comments dated June 11, 2019.

A PA DEP Request for Planning Waiver & Non-Building Declaration form has been prepared and filed with the application. It has been signed by the Sewage Enforcement Officer. The Commission was not certain the form was required, since both lots have existing homes and on lot systems. However, since it was filed and signed by the SEO, the Commission proceeded with its review.

Mr. Piccirilli made a motion, seconded by Mr. O’Brien, vote unanimous, to approve and authorize execution of the PA DEP Request for Planning Waiver & Non-Building Declaration for Parcel “B” of the Grabski Plan of Subdivision.

**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 plan review comments have not been submitted. Mr. Dehart told the Commission that the applicant appeared at the Board of Supervisors meeting on June 10<sup>th</sup> to present a request for waivers regarding the grading slopes and benches. No decision has been made on those requests, subject to a recommendation from the Township Engineer with any applicable conditions. The revised layout was also presented to the Commission.

**Comprehensive Plan:** The RFP has been released to planning consultants with a July 10<sup>th</sup> response date specified. Mr. Dehart will forward the proposals as received. A grant application was also filed with the PA DCED Municipal Assistance Program and its receipt has been acknowledged.

**Additional Business:** Mr. Allen asked about Share the Road signs for Tuscarawas Road. Those fall under the purview of Penn D.O.T.

**Adjournment:** Mr. Allen made a motion, seconded by Mr. Stewart, vote unanimous, to adjourn the meeting at 8:54 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Manager