

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF OCTOBER 7, 2019

Mr. Maze called the October 7, 2019 meeting of the Brighton Township Planning Commission to order at 7:31 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
Mark Piccirilli
Matthew Stewart

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

ABSENT: Tim O'Brien

VISITORS: J. Gary Gardner, 5260 Tuscarawas Road

Minutes of September 3, 2019 Regular Meeting: Mr. Piccirilli made a motion, seconded by Ms. Green, vote unanimous, to approve the minutes of the October 3, 2019 Regular Meeting.

Lot Consolidation Plan – Beaver County State Police Barracks: Application has been filed to consolidate two (2) lots – Tax Parcel Nos. 55-152-0133.000 & 55-152-0133.001, both owned by R.E.D. Mantini, LLC. The lots are being consolidated for the land development application that has also been filed for the construction of the new Beaver County State Police Barracks. The Commission reviewed the plan at their meeting of September 3rd. No response has been made to the Township Engineer's review comments dated August 21, 2019.

Beaver County State Police Barracks Land Development: A land development application has been filed by R.E.D. Mantini, LLC for a new Beaver County State Police Barracks on Dutch Ridge Road. The Commission reviewed the land development plans at their meeting of September 3rd. No response has been made to the Township Engineer's review comments dated August 21, 2019.

At the Board of Supervisors meeting on September 9th, Geotech Engineering appeared to present waiver requests for the Beaver County State Police Barracks land development project. The waivers were requested from the 3:1 cut and fill slope requirements of the Brighton Township Code Chapter 104 Grading and Excavating. Following the presentation, the Board

took the request under consideration and asked the Township Engineer to prepare a written recommendation for their October 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 plan review comments have not been submitted. Mr. Dehart told the Commission that he has been contact by the applicant's engineering consultant who has advised that they intend to submit plans for the November meeting.

Comprehensive Plan: The Board of Supervisors has approved the proposal of Envision Group, LLC for the preparation of a Brighton Township Comprehensive Plan for a not to exceed fee of \$57,480 as recommended by the Planning Commission. The contract for services has been submitted and reviewed, with the approval by the Board expected at their meeting of October 14th.

Mr. Dehart distributed for review a draft meeting agenda for the first steering committee meeting that was prepared by Envision Group. The Commission discussed the creation of a steering committee and identifying stakeholders for interviews or participation on focus group issues that may be identified during the public input process. The general consensus was that those Commission members who wish to actively participate will be the foundation of the steering committee that will oversee the plan's development. The Commission includes members of the water and sewage authorities as well as a Township Supervisor. A few at large members should be identified for participation. Mr. Dehart recommended a participant from the Parks and Recreation Board. Other possibilities include police and/or fire or a local realtor. A public survey will be included with the December newsletter mailing, with a link to an online survey as well.

Mr. Dehart will discuss with Envision Group dates for the first steering committee meeting in the first half of November. The first public forum would possibly be in the second half of January, after some of the survey responses are tabulated.

Mr. Gardner said he would be an interested citizen at large, but wanted the Commission to be aware of his viewpoints. He is interested in the Township leadership's views on growth, and does not favor growth at any cost. He favors quality development, with design and landscape requirements. He is very interested in sustainability issues as well.

Additional Business: There was no additional business.

Adjournment: Mr. Allen made a motion, seconded by Ms. Green, vote unanimous, to adjourn the meeting at 8:35 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager