

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF SEPTEMBER 3, 2019**

Mr. Maze called the September 3, 2019 meeting of the Brighton Township Planning Commission to order at 7:30 P.M. The meeting was located in the Municipal Building, 1300 Brighton Road, Beaver, PA. There were six (6) visitors in attendance.

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

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

VISITORS: John Kramer, 5330 Tuscarawas Road  
J. Gary Gardner, 5260 Tuscarawas Road  
Matthew S. Kyler and Justin Stewart of Geotech Engineering, Inc.  
Jeff Mantini, R.E.D. Mantini, LLC  
Tod Arbutina, Antler Ridge developer  
Christopher Wulff, P.E. of the Larson Design Group.

**Minutes of August 5, 2019 Regular Meeting:** Ms. Green made a motion, seconded by Mr. O'Brien, vote unanimous, to approve the minutes of the August 5, 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. Present to present the application were Jeff Mantini, Matthew Kyler and Justin Stewart.

The Commission received a copy of the lot consolidation plan prepared by Geotech Engineering, Inc. dated July 30, 2019 and the Township Engineer's review comments dated August 21, 2019. The Beaver County Planning Commission review comments dated August 27<sup>th</sup> were distributed to the Commission. Mr. Stewart said that Geotech Engineering, Inc. has addressed all of the Township Engineer's review comments. They will submit a written reply with the revised plan. The Planning Commission deferred action pending the submission of the revised plan for review.

**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. Present to present the application were Jeff Mantini, Matthew Kyler and Justin Stewart.

The Commission had a copy of the site development drawings prepared by Geotech Engineering, Inc. dated July 30, 2019, a revised Landscaping Plan and the Township Engineer's review comments dated August 21, 2019. Mr. Dehart noted that the Brighton Township Zoning Hearing Board previously approved variances to authorized reduced buffer yard and planting strip widths and a copy of the written decision date June 19, 2019 was provided. The Beaver County Planning Commission review comments have not been received.

Mr. Stewart reviewed the plan. The new barracks is approximately 10,000 SF in size and was designed to specific requirements dictated by the PA State Police. A grass helicopter pad is provided in the front. Its use is expected to be very infrequent, but must be provided. Mr. Stewart said a permit for the pad is not required by the FAA. Mr. Stewart said there will be no communications tower on the site. He said the building height will be increased to 20-foot minimum to meet the minimum requirement of the Zoning Code for the Mixed Use District. The applicant's architect will address the Township's building design criteria to demonstrate how the building construction complies with Township Code under a separate letter to be submitted. Sidewalks will be added to the plan. The buffer yards have been changed to comply with Township requirements. Mr. Dehart asked if the neighbors have been consulted about the type of fencing to be used and its location. Mr. Stewart said they had not. Mr. Dehart reminded Mr. Stewart that he had made this commitment to the residents that were in attendance at the Zoning Hearing Board variance hearing, and that he should fulfill that commitment.

Mr. Stewart said that the Township Engineer's review comments have been addressed, and a submission of revised plans with a letter will be submitted. Items remaining to be addressed are the submission of a sewage planning module and requests for waivers from the Brighton Township Code Chapter 104 Grading and Excavating where cut or fill slopes exceed a 3:1 slope. He said that this juncture construction will take place in 2020. However they intend to apply for a Grading Permit in advance. The waivers to be requested will be presented to the Board of Supervisors. The Planning Commission deferred action pending the submission of the revised plans for review.

**Antler Ridge Plan:** Application was previously filed for a plan of subdivision with 17 new building lots. The Commission reviewed the plan at their July 1, 2019 meeting. Revised plans have been submitted in response to the prior review comments. The number of new building lots is being reduced to 14. The Commission received a copy of the site development drawings prepared by Larson Design Group revised June 26, 2019, as well as the applicant's response to the prior review of the Township Engineer. The Commission was provided a copy of the Township Engineer's review comments dated August 22, 2019 and the BTSA Engineer's review comments dated August 14, 2019. Present was the developer, Tod Arbutina, and Christopher Wulff, P.E. of the Larson Design Group.

Mr. Wulff reviewed the plan and noted that most of the Township Engineer's comments have been addressed. All lots are graded within the street right of way. Each lot building will be required to do their own lot grading and seek grading plan approvals, if needed. The landscape plan was amended to show the required street trees. A new submission and response will be made to the Township Engineer. The developer considers the entrance design to be an open issue, as he is seeking additional information in hopes of reducing the radius at the intersection. Mr. Wulff said a letter is needed from the Fire Chief for approval of the proposed fire hydrant locations. Upon receipt of that letter he will submit a written response to the engineer for the Brighton Township Municipal Authority.

Mr. Allen made a motion, seconded by Mr. Snider, vote unanimous, to recommend approval of the Antler Ridge Plan prepared by Larson Design Group subject to compliance with the Township Engineer's review comments dated August 23, 2019 and any subsequent reviews, the Brighton Township Municipal Authority engineer's review comments dated June 10, 2019 and any subsequent reviews, the Brighton Township Sewage Authority engineer's review comments dated August 14, 2019 and any subsequent reviews, and execution of developer's agreements.

**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.

**Comprehensive Plan:** Four (4) proposals were received in response to the RFP for the preparation of a Brighton Township Comprehensive Plan. Three firms were interviewed: Envision Group LLC; Mackin Engineering Company; and Pashek... The Commission discussed the merits of each firm interviewed.

Mr. Snider made a motion, seconded by Mr. Allen, vote unanimous, to recommend that the Board of Supervisors accept the proposal of Envision Group LLC for the preparation of the Brighton Township Comprehensive Plan.

**Additional Business:** There was no additional business.

**Adjournment:** Mr. Stewart made a motion, seconded by Ms. Green, vote unanimous, to adjourn the meeting at 8:50 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Manager