

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF NOVEMBER 4, 2019

Mr. Maze called the November 4, 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 three (3) 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: Kathryn L. Johnston, Solicitor

ABSENT: Bryan K. Dehart, Township Manager

VISITORS: J. Gary Gardner, 5260 Tuscarawas Road
Robert Jack, Senior Development Director - Clover Development
Eric Daniel, Senior Project Engineer - C&S Engineers

Minutes of October 7, 2019 Regular Meeting: Mr. Snider made a motion, seconded by Ms. Green, vote unanimous, to approve the minutes of the October 3, 2019 Regular Meeting.

Clover Communities Brighton: A land development application has been filed by Clover Communities Brighton, LLC for a four-story, 116-unit senior living apartment complex on Western Avenue. The Planning Commission received a copy of site development plans and architectural exterior views.

Mr. Jack, Senior Development Director from Clover Development introduced himself as well as Mr. Daniel, who is a Senior Project Engineer from C&S Engineers, the firm representing Clover Development. Mr. Daniel gave a brief presentation about the proposed senior complex. He stated that 120 parking spaces and 38 garages are proposed, and talked about how an agreement is in place with Beaver County to move the driveway to line up with Friendship Circle and Western Avenue, based on the Planning Commission's prior request. The adjacent magistrate office's driveway will join up with the proposed driveway prior to entering onto Western Ave. Mr. Daniel noted that Walnut Lane, currently a paper street, will be vacated and that utilities will run along this right-of-way. He then noted some details relating to the landscape plan and buffers only being proposed on the open sides of the property.

The Planning Commission asked several questions related to the stormwater plan, and Mr. Daniel noted that calculations show that with the proposed catchment basin, total discharges

will actually be reduced. Mr. Maze shared concerns about traffic flow, primarily the intersection of Western Avenue and Dutch Ridge Road, but also issues at Friendship Circle and Dutch Ridge Road. Neither intersection is ideal. Mr. Jack and Mr. Daniel talked about their willingness to erect, if desired and with the Township's permission, "No Right Turn" signs where the driveway intersects with Western Avenue, thus prohibiting traffic from eventually using the Dutch Ridge Road/Western Avenue intersection.

Discussion then turned to the architecture of the building, and several questions and comments were made. Section 180-12 of the Subdivision Ordinance outlines structural design and orientation requirements for land development. The Planning Commission requests that the developer provide a written response to how they will meet the building design criteria, and Mr. Jack agreed that they will have their architects provide this information. Mr. Allen also shared his concerns about the exterior walls with stairways being blank with no windows and asked if a more attractive alternative could be provided. Mr. Jack agreed to consider this concern along with the others, and will continue working with the Planning Commission as this land development request progresses in future months.

Moritz-Diesing Plan of Lots: Application has been filed for a 2-lot subdivision. Parcel B is being incorporated into the adjacent lands of Rudolf & Michelle Diesing, creating a lot of 10.018 acres. Lot 2 is being retained by Joseph & Nancy Moritz. The Planning Commission reviewed the Township Engineer's comments from October 25, 2019 and the Beaver County Planning Commission comments from October 17, 2019. An October 31, 2019 letter from Shoup Engineering was presented to the Planning Commission, which was written in response to the October 25 letter. The Commission discussed this letter and Mr. Maze asked a question about sewage planning modules.

After discussion, Mr. Stewart made a motion, seconded by Ms. Green, vote unanimous, to recommend approval subject to engineering comments in response to Shoup Engineering's October 31 letter.

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 the meeting on 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 on September 3rd. No response has been made to the Township Engineer's review comments dated August 21, 2019. Mr. Maze noted that grading permits have been procured but lot must be consolidated to proceed with the actual development of the property.

Ganoe Consolidation Plan Sewage Planning Module: The Planning Commission previously reviewed and recommended for approval the Ganoe Consolidation Plan on Neville

Road. The PA DEP is requiring the submittal of a full sewage planning module for the plan since there is an extension of a pressurized sewage system proposed. The Planning Commission reviewed the form required for completion by the Planning Commission stating that the plan is consistent with land use codes. After review, Mr. Snider made a motion, seconded by Mr. Piccirilli, vote unanimous, to authorize the Chairman (Mr. Maze) to execute this form.

Grant Support Letters: The Brighton Township Municipal Authority and the Brighton Township Sewage Authority intends to file grant applications through the PA Small Water and Sewer program. The Municipal Authority is requesting funding for the replacement of approximately 1000 LF of water line on Pine Street. The Sewage Authority is filing an application for pump replacements at the Dawson Ridge Pump Station. Application required Planning Commission review and a statement of consistency with local land use codes.

Mr. Allen made a motion, seconded by Mr. Stewart, vote unanimous, to authorize the Chairman (Mr. Maze) to sign letters of consistency and support for the grant applications being made by the aforementioned authorities, to the PA Department of Community and Economic Development.

Comprehensive Plan: Brighton Township recently selected Envision Group, LLC to prepare a new Brighton Township Comprehensive Plan for a not to exceed fee of \$57,480. The first steering committee meeting with Envision Group, LLC will take place on November 14, 2019 at 7:30 P.M. The Planning Commission discussed details about this upcoming meeting.

There was consensus that the meeting should take place at the Two Mile Run Park lodge because of its size, condition, location and layout. They also discussed who else, besides the Planning Commission, should be a part of the steering committee. Two citizens who had previously expressed interest were discussed as possibilities. In addition, representatives from various agencies and professions were brought up, including a local realtor, the Beaver Area School District, Heritage Valley, St. Barnabas, County Planning Commission, and Beaver County's Recreation Director. The Planning Commission ultimately agreed that the Steering Committee should be of a relatively-small size - this was also a recommendation from each of the firms interviewed to do the Comprehensive Plan - and many of these names suggested would be excellent stakeholders during the planning process. Two citizens, Gary Gardner and Kim Radler would be added to the steering committee and invited to the first meeting, and the Planning Commission agreed to consider the other suggested representatives as the planning process gets underway.

Additional Business: There was no additional business.

Adjournment: The Commission adjourned the meeting at 8:30 P.M.

Respectfully submitted,

Matthew Stewart
Planning Commission