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**Brighton Township Planning Commission
2019 Annual Report**

The Brighton Township Planning Commission was created by Township Ordinance, which sets the terms of membership and establishes the powers and duties of the Commission. Members of the Commission serve as volunteers, and are appointed by the Board of Supervisors to review land use proposals, such as subdivision and land developments, and make recommendations on their adoption to the Board. They also develop and review amendments to the Township's land use codes. The Commission holds monthly meetings to conduct all business. The Commission welcomes all input from residents on the Township's land use policies and other matters that fall under their review. The Commission's goal is to maintain and improve the character of the Township.

Following is a brief summary of the Commission's formal activities during 2019.

2019 Commission Members:

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

Kathryn L. Johnston, Solicitor

Subdivision & Land Development Application Plan Reviews:

- | | |
|--|------------|
| 1. Aspen Fields Plan of Lots – Phase V Diana (24 lots) | 24 Lots@ |
| 2. Gordon Consolidation Plan (Consolidate 2 lots into 1 lot) | 1 Lot *@ |
| 3. Loose Plan of Lot Revision | 2 Lot s**@ |
| 4. Ganoë Consolidation Plan (Consolidate 2 lots into 1 lot) | 1 Lot |
| 5. Deerfield Preserve | 87 Lots |
| 6. Dutch Ridge Associates LP Lot Consolidation Plan (Consolidate 6 lots into 3 lots) | 3 Lots** |
| 7. Antler Ridge Plan | 16 Lots** |
| 8. Grabski Plan of Subdivision | 2 Lot s**@ |
| 9. Peters Plan of Lot Consolidation (Consolidate 2 lots into 1 lot) | 1 Lot@ |
| 10. Clover Communities Brighton, LLC Land Development (4 Story senior housing apartments) | 116 Units |

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|--|-----------|
| 11. Pennsylvania State Police Beaver County Barracks Lot Consolidation Plan (Consolidate 2 lots into 1 lot) | 1 Lot |
| 12. Pennsylvania State Police Beaver County Barracks Land Development (9,899 SF Building) | |
| 13. Moritz-Diesing Plan of Lots | 2 Lots*#@ |
| 14. Deerfield Preserve Lot Consolidation Plan (Consolidate 2 lots into 1 lot) | 1 Lot* |
| 15. Mount Pleasant Farms Plan of Subdivision | 2 Lots* |

@ Denotes final approval granted by Board of Supervisors - plan recorded.

* Denotes 1 lot with existing dwelling/building.

Denotes lot with non-building waiver

Conditional Use: The Commission heard and made recommendations on three (3) Conditional Use applications. Two (2) applications were by Crown Castle to place a Tower-Based Wireless Communications Facility in the public right of way of Dutch Ridge Road. The Board of Supervisors subsequently conducted a public hearing on the application and granted conditional use approval subject to conditions as recommended by the Commission. The third application was by Clover Communities Brighton LLC who filed a Conditional Use application for a Senior Housing use within the HC-1 Health-Care Service District. The application was still pending at the end of 2019.

Land Use Ordinance Preparation: Two items prepared and recommended by the Planning Commission during 2018 were adopted by the Board of Supervisors during 2019. The first item included amendments to the C-1 Neighborhood Commercial Zoning District and to the sign regulations within the Zoning Code. The Board of Supervisors adopted Ordinance No. 219 February 11, 2019. The second item was a Zoning Map Amendment to change the zoning classification on three parcels from C-1 Neighborhood Commercial to R-1 Residential. The three properties are 5145, 5155 and 5165 Tuscarawas Road. The Board of Supervisors adopted Ordinance No. 220 on April 8, 2019 adopting a revise and restated Zoning Map.

Comprehensive Plan: During 2019 the Planning Commission prepared a Request for Proposals and interviewed interested firms for the preparation of a new Comprehensive Plan. The previous comprehensive plan was adopted in July 1999 and last updated in 2007. The Commission conducted a Special Meeting with Denny Puko, a professional planner with Pennsylvania Department of Community Development's (DCED). The Township subsequently engages Envision Group LLC to prepare the plan. The plan preparation process will utilize the planning principals identified in DCED's "Creating an Implementable Comprehensive Plan." The planning process was initiated in November.