

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF DECEMBER 2, 2019

Mr. Maze called the December 2, 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 fourteen (14) visitors in attendance.

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

STAFF: Bryan K. Dehart, Township Manager

ABSENT: Karen Green, Secretary
Matthew Stewart
Kathryn L. Johnston, Solicitor

VISITORS: Tod Arbutina, Harry Kunselman and Dale Cottrill of Third Street Beaver Associates.
Justin Stewart of GeoTech Engineering
Robert Jack, Senior Development Director - Clover Development
Eric Daniel, Senior Project Engineer - C&S Engineers
Ed Moore of Sheffler & Company, Inc.
Izaac and John Pavolko, 427 Sherwood Drive
Gary and Becky Pilarski, 1350 Dutch Ridge Road
Steve and Rita Brimmeier, 4040 Tuscarawas Road
John Kramer, 5330 Tuscarawas Road

Minutes of November 4, 2019 Regular Meeting: Mr. O'Brien made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the minutes of the November 4, 2019 Regular Meeting.

Development Processes – Best Practices: Tod Arbutina, Harry Kunselman and Dale Cottrill of Third Street Beaver Associates were in attendance. Mr. Arbutina addressed the Commission about working towards an improved development process. He referenced the PA DCED Governor's Center for Local Government Services publication "Subdivision and Land Development in Pennsylvania" Planning Series #8. A copy of this publication was forwarded to the Commission members. He stated that the use of email, text and conference calls could improve the communication process for all stakeholders involved in a development, especially during the site development phase of projects. He said, most important is the shortening of the

process for developer's during site construction. He offered to continue working with the Commission members on this matter.

Lot Consolidation Plan - Beaver County State Police Barracks: Present for the applicant was Justin Stewart of GeoTech Engineering. 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 Township Engineer has issued a review letter dated October 10, 2019 stating that the plan conforms to Township Code.

Mr. Snider made a motion, seconded by Mr. Allen, vote unanimous, to recommend approval of the Pennsylvania State Police Beaver County Barracks Lot Consolidation Plan as prepared by GeoTech Engineering, Inc. dated July 30, 2019 and last revised October 14, 2019.

Beaver County State Police Barracks Land Development: Present for the applicant was Justin Stewart of GeoTech Engineering. 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. Mr. Stewart reviewed the revised plans submitted in response to the Township Engineer's review comments dated October 10, 2019 and the Municipal Authority Engineer's review comments of August 30, 2019. Mr. Stewart also addressed during his presentation the most current reviews of the Brighton Township Engineer and the Brighton Township Municipal Authority Engineer, both dated November 26, 2019.

Mr. Stewart reviewed the building design criteria and the architect's response to the Code requirements. He noted that State Police buildings offer little flexibility. A pitched roof in lieu of a flat roof to meet the Code has been added. Additional landscaping, brick exterior and columns have been added. However, the number of windows is restricted as a security measure. The architect is to address the Municipal Authority comments related to the size of water line required to serve the site. Mr. Dehart noted that the Fire Chief will review the plans and provide comments. Sidewalks and benches have been added to the Dutch Ridge Road street frontage.

Mr. Allen made a motion, seconded by Mr. Piccirilli, vote unanimous, to recommend approval of the Pennsylvania State Police Beaver County Barracks Land Development Plan as prepared by GeoTech Engineering, Inc. dated July 30, 2019 and last revised October 14, 2019 subject to the following conditions:

1. Compliance with the review comments of the Township Engineer dated November 26, 2019 and any subsequent review comments made in response to plan revisions;
2. Execution of a Developer's Agreement with Brighton Township as prepared by the Township Solicitor and the posting of the required financial security;
3. Compliance with the review comments of the Brighton Township Municipal Authority Engineer dated November 26, 2019 and any subsequent review comments made in response to plan revisions; and

4. Execution of a Developer's Agreement with Brighton Township Municipal Authority as prepared by the Authority Solicitor and the posting of the required financial security.

Clover Communities Brighton Conditional Use Application: Clover Communities Brighton LLC has filed a Conditional Use application for a Senior Housing use within the HC-1 Health-Care Service District. The conditions for Senior Housing are set forth in Section 195-137.17 of the Zoning Code. Mr. Robert Jack, Senior Development Director for Clover Development reviewed the letter of application dated November 5, 2019 that specifically addressed each condition as set forth in the Zoning Code.

The Board of Supervisors will conduct a public hearing on the application at 6:00 P.M. on Monday, December 9, 2019. The Commission will make a recommendation on the conditional use at their January meeting.

Clover Communities Brighton: Mr. Robert Jack, Senior Development Director for Clover Development and Eric Daniel, Senior Project Engineer of C&S Engineers were in attendance to present the project. Clover Communities Brighton, LLC has filed a land development application for a four-story, 116-unit senior living apartment complex on Western Avenue. The Commission previously reviewed the project at their meeting of November 4th. Revised plans have been submitted in response to prior review comments. The revised plans have received review comments from the Township, Municipal Authority and Sewage Authority engineers dated November 26, 2019.

Mr. Jack distributed to the Planning Commission updated architectural exterior views to address their comments from the November meeting. Additional stone has been added at entrances and windows added to the stairways. Drawings were not provided for the garage units. However, Mr. Jack said they match the building construction.

Mr. Daniel noted that Walnut Lane has been vacated and the vacated street has been incorporated. Mr. Dehart advised the Commission that Beaver County has filed a subdivision plan that includes the vacated street. Many of the remaining comments concern the buffer yard requirements. They are reviewing how to incorporate those elements since areas of the project are surrounded by woods. Mr. Daniel discussed the detention facility and advised the Commission that it has been sized to retain more stormwater than required which permits a 40% reduction in the rate of discharge. He said the project does not meet the peak traffic counts that would require a full traffic study. He also stated that the peak trip times for their project do not correlate with the typical peak traffic flow time frames. Mr. Jack restated 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. That will be considered. The Friendship Circle and Dutch Ridge Road intersection has design issues, but currently functions as emergency access for the existing facilities on Friendship Circle.

Deerfield Preserve (Grandview Estates) Lot Consolidation Plan: Plans were previously filed by 1224 Dutch Ridge Development, LLC for a subdivision off of Dutch Ridge Road for a 95 lot subdivision. The applicant has now acquired the adjacent property at 1320 Dutch Ridge Road and is filing a lot consolidation plan to combine the tax parcel numbers 55-153-0196.000 and 55-030-0201.000 into one 88.234 acre lot. The combined property will be the subject of an application for Deerfield Preserve, formerly called Grandview Estates, an 87 lot subdivision. Ed Moore of Sheffler & Company, Inc. attended on behalf of the applicant. The Commission noted that the plan is to be revised to address the Township Engineer's review comments of November 26, 2019. Action was deferred pending plan revisions.

Deerfield Preserve (Grandview Estates): Revised plans been filed by 1224 Dutch Ridge Development, LLC for Deerfield Preserve, formerly called Grandview Estates. The plan has been revised from 95 lots to 87 lots. Ed Moore of Sheffler & Company, Inc. attended on behalf of the applicant. The Township Engineer and Municipal Authority Engineer issued review comments dated November 26, 2019.

Mr. Moore noted that the adjacent lot at 1320 Dutch Ridge Road was purchased to provide improved sewage access. The existing home is not shown on the existing conditions plan sheet. However, it appears that the single family home is to be demolished based upon the layout of the new plan design. He noted that the plan will be done in two phases. Phase I will incorporate the lots that will have gravity sewer access to the existing collection system. The other lots in Phase II will require the construction of a sewage pump station. That pump station has not been designed. He said that the goal is to have the site grading balance by plan phase. The applicant will seek plan approval for the site design of the full project, but record only Phase I since a delay is expected in the permitting of the sewage pump station.

Mr. Allen asked about walking trails. Mr. Moore said they were not feasible due to the slopes on the open space parcels. Mr. Dehart recommended that some form of conservation easement be placed on the open space parcels. Mrs. Pilarski asked how the road will cross the existing wetland and waterway that extends from their property. Mr Moore said it would be in a culvert but he could not recall the size. The wetland and waterway is on Open Space Parcel No. 1 and cross to Open Space Parcel No. 3.

Plans will be revised and submitted for a future Commission meeting.

Mount Pleasant Farms Plan of Subdivision: Application has been filed for a two lot subdivision by Chester & Selene Smyda. The plan creates a 10.36 acre lot off of Gypsy Glen Road. The residual tract of 48.9 acres has the existing home of the Smydas, with frontage on both Dutch Ridge and Gypsy Glen Roads. The plan proposes a shared driveway. The Commission reviewed the site plan prepared by R.A.R. Engineering Group, Inc. and the review comments of the Township Engineer dated November 8, 2019. Action was deferred pending plan revisions.

Non-Building Declaration for the Moritz-Diesing Plan: At the November meeting the Board approved the Moritz-Diesing Plan of Lots subject to the Engineer's review comments. The Township Engineer has requested that a non-building waiver be added for Lot No. 2. The Non-

Building Waiver has been prepared and is to be signed by the Planning Commission stating that the proposal is consistent with Township Codes.

Mr. Snider made a motion, seconded by Mr. O'Brien, vote unanimous, to approve the Request For Planning Waiver & Non-Building Declaration for Lot 2 in the Moritz-Diesing Plan and authorizing the Chairman to sign the for stating that the plan is consistent with municipal codes.

Comprehensive Plan: The first steering committee meeting with Envision Group, LLC for the preparation of a Brighton Township Comprehensive Plan will took place on November 14th. A community survey document has been prepared. It will be in the printed newsletter and circulated on Facebook, Twitter and the Township's website. The next meeting will be in mid-January.

Additional Business: Clover Communities Brighton: Mr. Robert Jack asked if the Commission was prepared to take action on their land development application.

Mr. Allen made a motion, seconded by Mr. Snider, vote unanimous, to recommend approval of the Clover Communities Brighton Land Development Plan as prepared by C&S Engineers, Inc. dated November 2019 subject to the following conditions:

1. Conditional Use approval by the Brighton Township Supervisors and compliance with any conditions set forth in the decision.
2. Compliance with the review comments of the Township Engineer dated November 26, 2019 and any subsequent review comments made in response to plan revisions;
3. Execution of a Developer's Agreement with Brighton Township as prepared by the Township Solicitor and the posting of the required financial security;
4. Compliance with the review comments of the Brighton Township Municipal Authority Engineer dated November 27, 2019 and any subsequent review comments made in response to plan revisions; and
5. Execution of a Developer's Agreement with Brighton Township Municipal Authority as prepared by the Authority Solicitor and the posting of the required financial security.
6. Compliance with the review comments of the Brighton Township Sewage Authority Engineer dated November 26, 2019 and any subsequent review comments made in response to plan revisions;
7. PA DEP Sewage Planning Module or postcard exemption mailer approval; and
8. Execution of a Developer's Agreement with Brighton Township Sewage Authority as prepared by the Authority Solicitor and the posting of the required financial security.

Adjournment: Mr. Allen made a motion, seconded by Mr. Piccirilli, vote unanimous, to adjourn the meeting at 8:58 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager