

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF JANUARY 7, 2020

Mr. Maze called the January 7, 2020 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: William L. Snider, Chairman
Jeffrey S. Maze, Vice Chairman
Karen Green, Secretary
Tim O'Brien
Mark Piccirilli
Matthew Stewart

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

VISITORS: Graham Ferry, P.E. of Sheffler & Company, Inc., Sewickley, PA
Allen J. Sherwood, III, Pittsburgh, PA of 1224 Dutch Ridge Development, LLC
Gary and Becky Pilarski, 1350 Dutch Ridge Road
J. Gary Gardner, 5260 Tuscarawas Road
John Kramer, 5330 Tuscarawas Road

There is one vacancy on the Commission.

Reorganization: Mr. Dehart called for the nomination and election of officers for 2020.

Mr. Maze made a motion, seconded by Mr. Piccirilli, vote unanimous, to elect William L. Snider as Chairman of the Planning Commission for 2020. Mr. Snider chaired the remainder of the meeting.

Mr. O'Brien made a motion, seconded by Mr. Stewart, vote unanimous, to elect Jeffrey S. Maze as Vice-Chairman of the Planning Commission for 2020.

Mr. Stewart made a motion, seconded by Mr. O'Brien, vote unanimous, to elect Karen Green as Secretary of the Planning Commission for 2020.

Mr. Maze made a motion, seconded by Ms. Green, vote unanimous, to appoint Kathryn L. Johnston of Reed, Tosh, Wolford and Douglass as Solicitor to the Planning Commission for 2020.

Mr. Maze made a motion, seconded by Mr. Piccirilli, vote unanimous, to hold the Planning Commission monthly business meetings at 7:30 P.M. in the Municipal Building, 1300

Brighton Road, Beaver, PA 15009 for 2020 and the January 2021 business meeting and annual reorganization on the following dates:

Monday, February 3, 2020
Monday, March 2, 2020
Monday, April 6, 2020
Monday, May 4, 2020
Monday, June 1, 2020
Monday, July 6, 2020
Monday, August 3, 2020
Tuesday, September 8, 2020
Monday, October 5, 2020
Monday, November 2, 2020
Monday, December 7, 2020
Tuesday, January 5, 2021

Minutes of December 2, 2019 Regular Meeting: Mr. O'Brien made a motion, seconded by Mr. Maze, vote unanimous, to approve the minutes of the December 2, 2019 Regular Meeting.

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 appeared before the Commission at the December meeting to review their Conditional Use application. The Board of Supervisors conducted a public hearing on the application on Monday, December 9, 2019.

Mr. Dehart discussed the comments made at the public hearing. Many of the comments were expressions of concern about possible traffic impacts. Mr. Jack re-stated Clover's willingness to prohibit right turns out of their development. Mr. Dehart said that The County of Beaver Plan of Subdivision Number 2 includes the property being developed. The application for that plan is also subject to review and approval. The Commission further discussed the recommendation to be made on the application.

Mr. Stewart made a motion, seconded by Mr. Piccirilli, vote unanimous, to recommend approval of the application of Clover Communities Brighton LLC for Conditional Use approval of a Senior Housing use in the HC-1 Health Care Service District on Western Avenue, Tax Parcel Nos. 55-153-0138.000 & 55-153-0138.001 subject to the following conditions:

1. Compliance with all conditions required in Brighton Township Zoning Code Section 195-137.17 Senior housing as provided for in the letter of application dated November 5, 2019. Continued compliance through the duration of the project development is required to maintain Occupancy Permit approval.

2. Board of Supervisors granting final plan approval and recording of The County of Beaver Plan of Subdivision Number 2.
3. Compliance with the Township Engineer's comments of November 26, 2019, including any subsequent reviews undertaken pursuant to additional submittals by the applicant, and implementation of the land development improvements.
4. Applicant shall secure a Grading Permit from Brighton Township and comply with any conditions made a part of the permit approval.
5. Applicant shall execute a Stormwater Best Management Practices Operations and Maintenance Agreement with Brighton Township as prepared by the Township.
6. Execution of a Developer's Agreement with Brighton Township required as part of a Land Development approval, including the posting of the required financial security as set forth by the Township Engineer.
7. Compliance with the Brighton Township Municipal Authority Engineer's comments of November 27, 2019, including any subsequent reviews undertaken pursuant to additional submittals by the applicant.
8. Execution of a Developer's Agreement with the Brighton Township Municipal Authority, including the posting of the required financial security as may be approved by the Authority.
9. Compliance with the Brighton Township Sewage Authority Engineer's comments of November 26, 2019, including any subsequent reviews undertaken pursuant to additional submittals by the applicant.
10. PA DEP Sewage Planning Module or Post Card Exemption Mailer approval.
11. Execution of a Developer's Agreement with Brighton Township Sewage Authority, including the posting of the required financial security as may be approved by the Authority.
12. In furtherance of the comments heard during the public hearing, Developer agrees to coordinate and participate with the Township in a traffic ingress and egress evaluation and signage plan (including directional signs) to discuss proposed traffic flow patterns, routes and possible mitigation measures to satisfy the comments. This evaluation is to be completed prior to final plan approval, and again when the facility is 75% occupied.

Deerfield Preserve Plan of Consolidation: 1224 Dutch Ridge Development, LLC has filed a lot consolidation plan to combine tax parcel numbers 55-153-0196.000 and 55-030-0201.000 into one 88.234 acre lot. Present were Allen J. Sherwood, III of 1224 Dutch Ridge Development, LLC and Graham Ferry, P.E. of Sheffler & Company, Inc.

The combined property is the subject of an application for Deerfield Preserve, an 87 lot subdivision. At the December meeting the Commission deferred action pending receipt of revised plans. Revised plans have been received and reviewed. The Commission reviewed the Township Engineer's review comments dated January 2, 2020 and the Beaver County Planning Commission's review dated December 4, 2019. The previous review items of the Township Engineer have been addressed with the exception of the requirement that existing structures are to be provided on the plan. A note should be added that the structures are to be demolished. Mr. Sherwood confirmed that the existing structures will be demolished. Mr. Maze also advised Mr. Sherwood that the outstanding lien upon the property by the Brighton Township Municipal Authority will need to be satisfied prior to plan recording.

Mr. Maze made a motion, seconded by Ms. Green, vote unanimous, to recommend approval of the Deerfield Preserve Plan of Consolidation as prepared by Sheffler & Company, Inc. dated March 15, 2019, last revised December 16, 2019, subject to compliance with the Township Engineer's review letter of January 2, 2020.

Deerfield Preserve: Revised plans been filed by 1224 Dutch Ridge Development, LLC for Deerfield Preserve. Present were Allen J. Sherwood, III of 1224 Dutch Ridge Development, LLC and Graham Ferry, P.E. of Sheffler & Company, Inc. The Commission received the revised plans and the review comments of the Township Engineer dated January 2, 2020, Municipal Authority Engineer dated January 3, 2020 and the Sewage Authority Engineer dated January 3, 2020.

Mr. Graham said that this would be a phased plan, with Phase 1 being those lots that can be served by gravity sewer (39 lots) and Phase II being those lots which will require the construction of a sewage pump station (48 lots). The property at 1320 Dutch Ridge Road was purchased for the purpose of sewage access. Mr. Graham said that they are prepared to address and comply with all of the comments that have been made in the engineering reviews. Application for an NPDES permit will take more time since they are no longer reviewed and approved locally by the Beaver County Conservation District. They will need to have their geotechnical engineer issued the certification that has been requested.

Mr. Dehart asked that a street lighting plan be prepared and presented for review. The Commission is requesting the installation of street lights in the plan. He also asked that the landscape plan be revised to show the placement and landscaping of the development sign. Landscaping buffers should also be provided for the access roads to the stormwater detention facilities and the sewage pump station. Mr. Dehart asked if any on site recreation improvements are proposed, such as trails. Mr. Sherwood said there are not but they would evaluate the placement of walking trails around the perimeter where feasible. Mr. Stewart encouraged the construction of the trails adding that it is an enhancement to the plan and noting that these types of improvements have been found to often increase the value of the homes.

There was a question about mining in the area. Mr. Graham said that the geotechnical engineer did address that in his report. Mr. Dehart said that a condition of the grading waiver

decision was that the HOA would be required to carry mine subsidence insurance for the development.

Mr. Dehart said that the Sewage Authority Engineer included in his review comments on the proposal to reconstruct the section of sanitary sewer between manhole nos. 25 and 26. Since this segment is across the front yard of Gary and Becky Pilarski of 1350 Dutch Ridge Road he asked that it be reviewed so they were aware of what is proposed. Messrs. Sherwood and Ferry were not fully aware of the proposal and asked for time to evaluate it. Mr. & Mrs. Pilarski are concerned about this proposal since they have very large oak trees in the front yard that would possibly have to be removed as a result.

Due to the number of items still not addressed on the engineering reviews, the Commission deferred action on the plan. It will be revised and submitted for a future Commission meeting.

The County of Beaver Plan of Subdivision Number 2: Application has been filed by Beaver County for a subdivision of Tax Parcel No. 55-153-0138.000 into two lots. Parcel "A" is to be conveyed. The Remnant Parcel is to be retained. The plan also incorporates the vacated Walnut Lane right of way into Tax Parcel No. 55-153-0138.001, the site of the Clover Communities Brighton LLC senior housing project. The Commission reviewed the plan as prepared by Pringle-Nero Land Surveying, Inc. The Beaver County Planning Commission review dated December 3, 2020 was also received.

The Township Engineer issued review comments dated December 20, 2019. Many of the comments concerned Remnant Parcel. The Code requires the entire parcel to be shown and described. All Code requirements have been provided for Parcel "A". Pringle-Nero submitted a letter of December 26, 2019 requesting the following waivers:

1. Waiver from Code Section 180-12.C.6 to not show the entirety of the parcel described by bearing and distance for Tax Parcel 55-153-0138.000 as it applies to the remnant parcel.
2. Waiver from Code Section 180-12.C.12 to not show the existing streets and right-of-way for Tax Parcel 55-153-0138.000 as it applies to the remnant parcel.
3. Waiver from Code Section 180-12.C.15 to not show the adjacent property owners for Tax Parcel 55-153-0138.000 as it applies to the remnant parcel.
4. Waiver from Code Section 180-12.C.20 to not show the adjacent zoning districts for Tax Parcel 55-153-0138.000 as it applies to the remnant parcel.
5. Waiver from Code Section 180-13.C.7 to not show the building setback lines for Tax Parcel 55-153-0138.000 as it applies to the remnant parcel.

After receipt of the waiver requests, the Township Engineer issued a subsequent review letter stating that the state highway note should be added to the plan. A SEP sewage planning module or postcard waiver approval is needed.

Mr. Stewart made a motion, seconded by Mr. O'Brien, vote unanimous, to recommend approval of The County of Beaver Plan of Subdivision No. 2 as prepared by Pringle-Nero Land Surveying, Inc. dated November 18, 2019 subject to compliance with the Township Engineer's review letter of January 2, 2020 and further recommending the following waivers for approval:

1. Waiver from Code Section 180-12.C.6 to not show the entirety of the parcel described by bearing and distance for Tax Parcel 55-153-0138.000 as it applies to the remnant parcel.
2. Waiver from Code Section 180-12.C.12 to not show the existing streets and right-of-way for Tax Parcel 55-153-0138.000 as it applies to the remnant parcel.
3. Waiver from Code Section 180-12.C.15 to not show the adjacent property owners for Tax Parcel 55-153-0138.000 as it applies to the remnant parcel.
4. Waiver from Code Section 180-12.C.20 to not show the adjacent zoning districts for Tax Parcel 55-153-0138.000 as it applies to the remnant parcel.
5. Waiver from Code Section 180-13.C.7 to not show the building setback lines for Tax Parcel 55-153-0138.000 as it applies to the remnant parcel.

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 plan at their meeting of December 2, 2019 but took no action.

Revised plans have not been submitted in response to the review comments of the Township Engineer dated November 8, 2019. Beaver County Planning Commission's review dated December 3, 2019 was provided to the Commission.

Comprehensive Plan: The first steering committee meeting with Envision Group, LLC for the preparation of a Brighton Township Comprehensive Plan took place on November 14th. A meeting summary was prepared and sent to the study committee. The Community Survey has been distributed within the newsletter and social media. The next meeting is scheduled for January 30th at 7:30 PM at Shultz Lodge.

Mr. Dehart said that he has provided contact information for the following stakeholder interviews: Beaver County Recreation Director, Beaver County Director of Planning, Beaver Area School District, GCU and St. Barnabas.

Additional Business: The 2019 Annual Report of the Planning Commission was reviewed and approved. It will be distributed.

The Commission acknowledged the resignation of Nathan Allen due to his relocation outside of the Township. The expressed appreciate for his contributions and best wishes in his new location.

Adjournment: Mr. Maze made a motion, seconded by Ms. Green, vote unanimous, to adjourn the meeting at 8:47 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager