

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF FEBRUARY 3, 2020

Mr. Snider called the February 3, 2020 meeting of the Brighton Township Planning Commission to order at 7:32 P.M. The meeting was located in the Municipal Building, 1300 Brighton Road, Beaver, PA. There were two (2) 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: Gary and Becky Pilarski, 1350 Dutch Ridge Road

There is one vacancy on the Commission.

Minutes of January 7, 2020 Reorganization & Regular Meeting: Mr. O'Brien made a motion, seconded by Mr. Stewart, vote unanimous, to approve the minutes of the January 7, 2020 Reorganization & Regular Meeting.

Lenore P. Radler Plan: Application has been filed for a two (2) lot subdivision of the Lenore P. Radler property located at 1925 Tuscarawas Road. Parcel "B" has the existing single family home. The Residual Tract of 113 acres is undeveloped. A Request for Planning Waiver & Non-Building Declaration has been filed for the Residual Tract. The Commission reviewed the site plan prepared by Pringle-Nero Land Surveying dated November 21, 2019. The Commission also reviewed the Township Engineer's review letter of January 2, 2020 and the Beaver County Planning Commission review letter dated January 7, 2020. Pringle-Nero Land Surveying has requested waivers from the Subdivision and Land Development Code as it applies to the Residual Tract.

Mr. Maze made a motion, seconded by Ms. Green, vote unanimous, to recommended approval of the Lenore P. Radler Plan as prepared by Pringle-Nero Land Surveying dated November 21, 2019 and to further recommend approval of 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 180-13.C.7 to not show the building setback lines for Tax Parcel 55-153-0138.000 as it applies to the remnant parcel.

Request for Building Waiver & Non-Building Declaration: A Request for Planning Waiver & Non-Building Declaration has been filed for the Residual Tract of the Lenore P. Radler Plan. The Sewage Enforcement Officer has inspected the site and signed the waiver form.

Mr. Maze made a motion, seconded by Mr. Stewart, vote unanimous, to authorize the Chairman to sign the Request for Planning Waiver & Non-Building Declaration signifying that the plan is consistent with applicable Township codes.

Deerfield Preserve: Revised plans have not been filed in response to the Township Engineer's review comments dated January 2, 2020. Gary and Becky Pilarski of 1350 Dutch Ridge Road said that they have discussed the sewage line on their property with the developer. An alternate route has been proposed but they have not reached a consensus. They remain concerned about the large oak trees on their property whose roots could be compromised by the sewer line construction across their lot.

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.

Comprehensive Plan: The second steering committee meeting with Envision Group, LLC for the preparation of a Brighton Township Comprehensive Plan took place on January 30th. A meeting summary was prepared and sent to the study committee. Results of the Community Survey were reviewed at the meeting. The plan is to have a community meeting next with a date to be determined.

Additional Business: There was no additional business.

Adjournment: Mr. Piccirilli made a motion, seconded by Mr. O'Brien, vote unanimous, to adjourn the meeting at 8:07 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager