

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF MARCH 2, 2020

Mr. Snider called the March 2, 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 was one (1) visitor in attendance.

PRESENT: William L. Snider, Chairman
Jeffrey S. Maze, Vice Chairman
Karen Green, Secretary
Matthew Stewart

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

ABSENT: Tim O'Brien
Mark Piccirilli

VISITOR: John Kramer, 5330 Tuscarawas Road

There is one vacancy on the Commission.

Minutes of February 3, 2020 Regular Meeting: Ms. Green made a motion, seconded by Mr. Stewart, vote unanimous, to approve the minutes of the February 3, 2020 Regular Meeting.

Plan of Lot Revision for Ceravolo & Defrancesco: Application has been filed for a lot line revision between two properties. A 1.0 acre parcel (Parcel "A") is being subdivided from the Defrancesco property located at 665 Neville Road and becoming an integral part of the Ceravolo property located at 118 James Drive. The Commission reviewed the site plan prepared by Pringle-Nero Land Surveying dated January 27, 2020 and the Beaver County Planning Commission review letter dated February 5, 2020. The Township Engineer's review letter of February 17, 2020 states that the plan conforms with Township codes. Since the Defrancesco property has an on lot sewage system a Request for Planning Waiver & Non-Building Declaration has been filed for Parcel "A".

Mr. Stewart made a motion, seconded by Ms. Green, vote unanimous, to recommend approval of the Plan of Lot Revision for Michael J. & Jill A. Ceravolo and David Defrancesco as prepared by Pringle –Nero Land Surveying, Inc. dated January 27, 2020.

Non-Building Declaration for the Plan of Lot Revision for Ceravolo & Defrancesco: A Request for Planning Waiver & Non-Building Declaration has been filed for the Parcel "A" of the Plan of Lot Revision for Ceravolo & Defrancesco. The Sewage Enforcement Officer has inspected the site and signed the waiver form.

Mr. Maze made a motion, seconded by Ms. Green, 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 (Grandview Estates): Revised plans have been filed in response to the Township Engineer's review comments dated January 2, 2020. A copy the revised site plans and the responses to prior engineering reviews prepared by Sheffler & Company, Inc. were distributed to the members. Time did not permit engineering reviews of the new plan submittal so review was deferred until the April meeting.

Mount Pleasant Farms Plan of Subdivision: Application has been filed for a two lot subdivision by Chester & Selene Smyda. 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 was conducted on January 30th. The next meeting will be a community wide meeting scheduled for March 26th at Shultz Lodge from 6:30 to 8:30 p.m.

Additional Business: There was no additional business.

Adjournment: Mr. Stewart made a motion, seconded by Mr. Maze, vote unanimous, to adjourn the meeting at 7:54 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager