

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF APRIL 6, 2020

Mr. Snider called the April 6, 2020 meeting of the Brighton Township Planning Commission to order at 7:33 P.M. On March 23, 2020 a Stay at Home Order was issued by Pennsylvania Governor Tom Wolf due to the COVID-19 Pandemic, and a Declaration of Emergency has been issued. As a result, the meeting was conducted remotely through the Zoom Video Communications remote conferencing application. Public participation was made available through an advertised web link and/or phone number(s) that were posted on the Township web site and posted at the Municipal Building, 1300 Brighton Road, Beaver, PA. Notice of this meeting and participation information was duly advertised in the legal notices of the Beaver County Times. There were two (2) visitors who participated.

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

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

ABSENT: Tim O'Brien

VISITORS: Graham Ferry, P.E. of Sheffler & Company, Inc., Sewickley, PA
Allen J. Sherwood, III, Pittsburgh, PA of 1224 Dutch Ridge Development, LLC

There is one vacancy on the Commission.

Minutes of March 2, 2020 Regular Meeting: Ms. Green made a motion, seconded by Mr. Stewart, vote unanimous, to approve the minutes of the March 2, 2020 Regular Meeting.

Bertoni Plan of Lots: Application has been filed by Anthony P. & Kristen N. Bertoni to consolidate two lots located at the intersection of Murray and Forrest Drives. The Commission was provided with a copy of the site plan prepared by MDM dated February 12, 2020, the Township Engineer's review letter of March 9, 2020 and the Beaver County Planning Commission review letter dated February 26, 2020. Mr. Dehart told the Commission that the lot consolidation is being done to permit the construction of a private swimming pool. Accessory uses are not permitted on lots without a principal use structure.

Mr. Stewart made a motion, seconded by Mr. Piccirilli, vote unanimous, to recommend approval of the Bertoni Plan of Lots as prepared by MDM, LLC dated February 12, 2020.

Lynda G. Bateman Plan No. 2: Application has been filed for a two (2) lot subdivision on Barclay Hill Road. Lot 2 has the existing single family home of Lynda Bateman. Lot No. 2B is proposed as a new building lot for a single family home. The Commission received a copy of the site plan prepared by Pringle-Nero Land Surveying, Inc. dated February 21, 2020, the Township Engineer's review letter of March 31, 2020 and the Beaver County Planning Commission review letter dated March 12, 2020.

Mr. Dehart told the Commission that a sewer line extension will serve Lot No. 2B. The plans for the sewer line extension have been filed with the Larson Design Group, the consulting engineer for the Brighton Township Sewage Authority. By letter of April 6, 2020 the Sewage Authority engineer stated that the design drawings are acceptable. Construction details for trenching, manholes, frame and cover and lateral connections shall be added to the plans.

Mr. Maze discussed requesting additional right of way from Lynda Bateman that may allow intersection improvements in the future. Both Tuscarawas Road and Barclay Hill Road are Penn D.O.T. roadways. Penn D.O.T. does not accept offers of additional right of way.

Mr. Maze made a motion, seconded by Mr. Piccirilli, vote unanimous, to recommend approval of the Lynda G. Bateman Plan No. 2 as prepared by Pringle-Nero Land Surveying, Inc. dated February 21, 2020 subject to the review comments of the Township Engineer dated, March 31, 2020, the review comments of the Sewage Authority Engineer dated April 6, 2020, an approved Sewage Planning Module, and the execution of a developer's agreement with the Sewage Authority.

Deerfield Preserve (Grandview Estates): Deerfield Preserve is an 87 lot subdivision that 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). 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 at the March meeting. Additional review comments from the engineer for the Municipal Authority dated March 16, 2020 and the Township Engineer dated April 6, 2020 were provided. Participating in the conference were Graham Ferry, P.E. of Sheffler & Company, Inc., Sewickley, PA and Allen J. Sherwood, III, Pittsburgh, PA of 1224 Dutch Ridge Development, LLC. The Township Engineer's April 6, 2020 review of the Highway Occupancy Permit Plan was also forwarded to the Commission. Those plans hve been approved for submission to Penn D.O.T. Mr. Dehart said that he received additional documents today from the Vanport Township Municipal Authority that are required as part of the Sewage Planning Module submission.

Mr. Stewart asked Mr. Sherwood if he has had further discussions with the Mr. & Mrs. Pilarski concerning the trees on their lot. Mr. Sherwood said he has, and the conclusion was that the existing trees would be removed and new trees planted after the sewer line was reconstructed across their property. A new sewage route was proposed in an attempt to preserve the existing trees, but Mr. Sherwood said he could not provide a long term commitment to remove those trees should they die at some point in the future. Therefore, the conclusion to have them removed during construction.

There was a discussion about extending the right of way of Valley View Drive to abut the adjoining lot. There is also a lot shown adjacent to Lot No. 22 that was not identified, but does not meet the minimum lot standards. There was confusion as to whether that parcel was to be part of Phase 2 or if it was to be dedicated as part of the roadway. Mr. Ferry said that issue would be addressed in the plan revisions.

Mr. Dehart noted that an E&S plan is still required and the NPDES Permit outstanding. Mr. Ferry confirmed this and said a submission to PA DER has been made. The applicant needs to make application for waivers on the proposed block less than 500 LF and the block in excess of 1,200 LF. There are also a couple of items that need to be addressed by a revised Geotechnical Report stating that the revised plans are in compliance with their previous findings and certifications. The Geotechnical Report must also certify that the interceptor channels for slopes and cuts are adequate. Other outstanding items are contained in the engineering reviews.

Mr. Maze advised the Commission that the developer has apparently asked his employer, Alex Parris Contracting, for pricing to conduct earth moving activities. As a result, he will not be voting on this project since there could be a perceived conflict of interest.

Mr. Snider advised the applicants that the Commission would defer action on the plan pending revisions to address the many outstanding items as contained in the engineering reviews.

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 community wide meeting scheduled for March 26th at Shultz Lodge was cancelled and the project has been on hold due to the COVID-19 Pandemic. Mr. Dehart said he spoke with Emil Liszniansky of Envision. They discussed the possibility of doing key person interviews through phone calls rather than in person. The Commission thought it best to let Envision determine if they wish to proceed in this fashion. Mr. Dehart recommended adding Helen Kissick, President & Executive Director of the Beaver County Chamber of Commerce and Edwards McLaughlin, owner and broker of Bovard Anderson Company to the list of key person interviews. The Commission agreed.

Additional Business: There was no additional business.

Adjournment: Mr. Stewart made a motion, seconded by Ms. Green, vote unanimous, to adjourn the meeting at 8:38 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager