

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF AUGUST 3, 2020**

Mr. Snider called the August 3, 2020 meeting of the Brighton Township Planning Commission to order at 7:30 P.M. The meeting was conducted at the Municipal Building, 1300 Brighton Road, Beaver, PA. There was one (1) visitor in attendance.

PRESENT: William L. Snider, Chairman  
Karen Green, Secretary  
Tim O'Brien

Mark Piccirilli  
Matthew Stewart

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

ABSENT: Jeffrey S. Maze, Vice Chairman

VISITORS: Brad Roman, P.E. of the Larson Design Group

There is one vacancy on the Commission.

**Minutes of July 6, 2020 Regular Meeting:** Ms. Green made a motion, seconded by Mr. Stewart, vote unanimous, to approve the minutes of the July 6, 2020 Regular Meeting.

**Furgieule Subdivision Plan No. 1:** Application has been filed for a two lot subdivision on Dutch Ridge Road, with each lot being approximately 43.4 acres. Brad Roman, PE of the Larson Design Group was in attendance. He presented a revised plan and a letter dated July 31, 2020 to address the Township Engineer's review comments dated July 28, 2020. The plan scale and the bearings and distances have been added to the plan. Waivers are requested to permit a scale of 1" = 200' and to have flag lots with 20' wide access strips in lieu of 25' as required by ordinance. The access to the property is only 40' wide, the property is in excess of 86 acres and only 2 new lots are proposed. A sewage planning module is pending. The sewage plan was reviewed with the Brighton Township Sewage Authority who requested modifications. Those modifications will be made and the module submitted to PA DEP.

Mr. Stewart made a motion, seconded by Mr. O'Brien, vote unanimous, to recommend approval of the Furgieule Subdivision Plan No. 1 as prepared by Larson Design Group dated June 22, 2020 and last revised July 2, 2020 with final plan approval subject to a PA DEP sewage planning module approval or postcard mailer planning waiver and the preparation of a common driveway maintenance agreement in a form approved by the Township Solicitor. And, further, recommending the following plan waivers: (1) Recommending the granting of a waiver of Section 180-12.C to permit a scale of 1" = 200' and (2) Recommending the granting of a waiver of Section 180-22 to permit 20' wide flag lot connectors.

**Beaver Woods Parcel B Lot 56 Consolidation Plan:** This plan has been prepared by Brighton Township to convey a parcel of land to the adjacent owner, Lorri Hagwood (Tax Parcel No. 55-039-0152.000), to create a lot consisting of 0.364 acres. The Hagwood lot has an existing single family home. The Township will retain Parcel B – Revised consisting of 24.26 acres.

Mr. Dehart reviewed the site plan prepared by Lennon, Smith, Souleret Engineering, Inc. The review letter of the Beaver County Planning Commission dated July 28, 2020 was also distributed. Brighton Township obtained the property being subdivided from the Amore Limited Partnership the prior year. The property was acquired to obtain ownership of the stormwater detention facility so it can be modified as part of the Township's implementation of the Pollution Reduction Plan that is part of the MS4 Program. The area being conveyed is between the Hagwood property and the access drive to the Little Beaver Sewage Pump Station. The small area has been maintained and used by the Hagwood family.

Mr. Piccirilli made a motion, seconded by Mr. Stewart, vote unanimous, to recommend approval of the Beaver Woods Parcel B Lot 56 Consolidation Plan as prepared by Lennon, Smith, Souleret Engineering, Inc. dated July 9, 2020.

**Comprehensive Plan:** Emil Liszniansky of Envision Group sent a draft of a questionnaire that can be reviewed and discussed. The Commission reviewed and discussed at length the Pedestrian & Bicycle Connections page. The recommendation is to refer to existing plan(s) that include the listed improvements and then have a ranking. The bike lanes should be separated from the trails. The Commission would like to see projects on a smaller scale that could be implemented. Under the Property Maintenance section Mr. Stewart recommended a question related to the annual inspection of rental units. The other questions will be looked at and modified.

**Additional Business:** Mr. Dehart spoke with Emil Liszniansky of Envision Group about sharing the community input document with the study committee before publishing.

**Adjournment:** Mr. Stewart made a motion, seconded by Ms. Green, vote unanimous, to adjourn the meeting at 7:50 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Manager