

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF NOVEMBER 2, 2020**

Mr. Snider called the November 2, 2020 meeting of the Brighton Township Planning Commission to order at 7:31 P.M. The meeting was conducted at the Municipal Building, 1300 Brighton Road, Beaver, PA. One (1) visitor was 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

ABSENT: J. Gary Gardner, 5260 Tuscarawas Road

There is one vacancy on the Commission.

**Minutes of October 5, 2020 Regular Meeting:** Ms. Green made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the minutes of the October 5, 2020 Regular Meeting.

**Mixer Plan of Lots:** Application has been made for a three (3) lot subdivision at the intersection of Dutch Ridge Road and Beaver Hollow Road. The Residual Lot has an existing dwelling at 840 Dutch Ridge Road. Lot Nos. 1 & 2 are proposed as new building lots. Both lots have frontage on both Dutch Ridge Road and Beaver Hollow Road. The Commission reviewed the site plan prepared by Widmer Engineering, revised in response to the Township Engineer's letter of October 5, 2020. The Commission also received a copy of the Beaver County Planning Commission review letter of October 21, 2020.

Mr. Stewart noticed that the minimum 90-foot lot width at the building line is on a diagonal. The lots are only 76.86-feet wide when measured side to side. Mr. Dehart said the Zoning Code states that the lot width is measured at the building line which is a fixed distance from the street right-of-way line. The Commission discussed this and recommends that access to Dutch Ridge Road be prohibited. Access will be from Beaver Hollow Road.

The Commission noted that there had been discussions in prior years about trying to make a "plus" intersection of Beaver Hollow Road and the County complex with Dutch Ridge Road through this property. However, those discussions never progressed and there was no State funding for it. At one time Beaver Hollow Road was on the Southwest Planning Commission traffic improvement plan for reconstruction. The project was eventually removed from consideration.

Mr. Maze made a motion, seconded by Mr. Stewart, vote unanimous, to recommend approval of the Mixter Plan of Lots prepared by Widmer Engineering dated August 2019, last revised October 1, 2020, subject to PA DEP Sewage Planning Module Planning Exemption approval and a note being added on the plan to restrict access to the lot from Beaner Hollow Road only.

**Comprehensive Plan:** The Township newsletter included a community survey. Mr. Dehart noted that 157 responses have been received to date. A reminder will be sent on social media to participate

J. Gary Gardner of 5260 Tuscarawas Road was in attendance and is a member of the Study Committee for the Comprehensive Plan. Mr. Gardner made a presentation on his view that an increase in residential development could result in a need to expand the schools, thereby increasing the tax costs to residents at a greater rate than desired. He pointed out that the comprehensive plan survey had strong support for the preservation of land and no new development.

Mr. Gardner previously had discussions with the former school district business manager to determine the amount of excess student capacity at each school. Using a figure of 1.9 students per home the excess capacity is less than 100 homes for all locations. Understanding that the student population has remained steady over the past 20 years, he shared his experience in another district where a new school was needed due to a sudden increase in the student population. In his view, the cost needed to support these types of improvements would be better spent on the preservation of land through land acquisition.

The Commission discussed past efforts to amend land use regulations to encourage quality development projects. Prior amendments included increased minimum lot dimensions and area requirements and new PRD regulations. Balancing the expectations of all points of view is always difficult.

The Commission thanked Mr. Gardner for his presentation and points of view.

**Additional Business:** There was no additional business.

**Adjournment:** Mr. Stewart made a motion, seconded by Mr. Maze, vote unanimous, to adjourn the meeting at 9:11 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Manager