

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF DECEMBER 7, 2020**

Mr. Snider called the December 7, 2020 meeting of the Brighton Township Planning Commission to order at 7:35 P.M. Due to the COVID-19 Pandemic 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. No visitors participated.

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

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

ABSENT: Tim O'Brien

Mr. Snider welcomed Kimberly Radler as a member of the Planning Commission.

**Minutes of November 2, 2020 Regular Meeting:** Ms. Green made a motion, seconded by Ms. Radler, vote unanimous, to approve the minutes of the November 2, 2020 Regular Meeting.

**Antler Ridge Open Space Area:** The Comprehensive Plan has identified the Two Mile Run Creek area as a location for a potential trail. The developer for Antler Ridge has offered to dedicate the Open Space area of the plan for this purpose in lieu of paying the recreation impact fee of \$500 per lot. Mr. Dehart said that a proposed trail area along the Two Mile Run corridor from its beginning near the Social Hall to Brighton Road was included in the 1998 Comprehensive Plan, and it is included in the new plan now being prepared. The most recent community survey/questionnaire identified it as a favored project. There are ten (10) properties in the corridor. The Township owns one (1) of the properties and the Antler Ridge project is one (1) of the others. The area includes a sewage line right of way and there is also a power line in a portion of the project area, including the Antler Ridge property.

The Commission noted that it seemed reasonable to accept the offer of the property since it is consistent with the Comprehensive Plan. In lieu of taking ownership of the property, the Commission favored placing a public access easement on the property that would grant the Township rights to develop it for a public trail.

Ms. Radler made a motion, seconded by Ms. Green, vote unanimous, to recommend that the Board of Supervisors accept the offer of dedication of the open space area from Antler Ridge in lieu of recreation impact fees for the purpose of a future trail area.

**Comprehensive Plan:** The results of the virtual workshop reviewed at the last Comprehensive Plan Steering Committee meeting were provided to the Commission. The summary meeting notes from the last two meetings were also provided. Mr. Dehart also provided the Commission with the legislation for the Local Taxing Options available for the earned income tax. The results of the Comprehensive Plan community questionnaires continue to show high favorability for the conservation of open space. One local taxing option is for a referendum question on the ballot that would permit an increase in the earned income tax for the purpose of obtaining and maintaining open space. A question on the community's willingness to support tax increases to achieve the goals of the Comprehensive Plan related to conservation and open space could be included in a future survey.

Mr. Dehart will discuss the next steps for the Comprehensive Plan with Envision and also review the contract to determine if all the plan requirements have been achieved. A public hearing is required prior to adoption of the plan.

**Additional Business:** Model ordinances regulating solar energy were distributed with the agenda. Mr. Dehart recommended that he and the Solicitor prepare a draft for discussion. The regulations would be oriented towards large scale solar installations rather than individual homes and would be included in the supplemental regulations, similar to the regulations for wind generated energy installations.

**Adjournment:** Mr. Piccirilli made a motion, seconded by Ms. Green, vote unanimous, to adjourn the meeting at 7:58 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Manager