

Meeting Summary

Implementable Comprehensive Plan



A fourth meeting of the Steering Committee for the Brighton Township Implementable Comprehensive Plan update was held virtually on November 12, 2020, via Zoom. The discussion centered around the results of the Virtual Workshop and a preliminary investigation of land conservation fiscal impacts.

This document summarizes the group's discussion on results of the Virtual Workshop and an initial look at the fiscal impacts of land conservation:

Virtual Workshop Results

- Conservation of Land
 - Preservation most desired in North and Southeastern portions of Township
- Bicycle & Pedestrian Connectivity
 - Off-Road Trail facilities preferred to On-road
 - On-Road safety concerns
 - Obviously dedicated off-road facilities increase costs / potential for right-of-way acquisitions/easements
- I-376 Interchange Development Area
 - Restaurants & mixed-use development were top interchange desires with outdoor gathering spaces (patio dining, performance areas, event space) most desired civic features
 - Development desires still consistent with Mixed-use Zoning
 - Need to leverage Business Earning Tax potential
 - Still large portion of population desires no development (40%)
 - Compromise - community scaled development that maintains overall Rural Character by incorporating greenspace, natural features & buffering
- Rental Residential Inspections
 - Support for requiring rental inspections mixed (44% Y / 32% N / 24% Unsure)



Steering Committee Meeting #4
November 12, 2020

Meeting Summary

Implementable Comprehensive Plan

Fiscal Impacts of Land Conservation

- Cost of Cost Services Ratio
 - A ratio greater than 1.0 means that for every dollar of revenue collected from a given category of land, more than one dollar is spent on services for that land.
 - A ratio below 1.0 means the government spends less in services for the land than it receives in tax revenue, resulting in a net gain.
- Generally residential results in net revenue loss (16 cents on every dollar)
- National data (pictured right) but PA studies have similar results (see below)



Median cost to provide public services for each dollar of revenue raised.

Source: "Cost of Community Services Studies" (Farmland Information Center, 2016)

Median Cost to provide Public Services for each Dollar of Revenue Raised

PA Community	Residential	Commercial/ Industrial	Farmland/ Open Space
Allegheny Township	1.06	0.14	0.13
Bedminster Township	1.12	0.05	0.04
Bethel Township	1.08	0.17	0.06
Bingham Township	1.56	0.16	0.15
Buckingham Township	1.04	0.15	0.08
Carroll Township	1.03	0.06	0.02
Hopewell Township	1.27	0.32	0.59
Kelly Township	1.48	0.07	0.07
Lehman Township	0.94	0.20	0.27
Maiden Creek Township	1.28	0.11	0.06
Richmond Township	1.24	0.09	0.04
Shrewsbury Township	1.22	0.15	0.17
Stewarson Township	2.11	0.23	0.31
Straban Township	1.10	0.16	0.06
Sweden Township	1.38	0.07	0.08

Source: "Cost of Community Services Studies" (Farmland Information Center, 2016)

Meeting Summary

Implementable Comprehensive Plan

Local Fiscal Impacts of Conservation

Discussion centered around the local municipal fiscal impacts of residential development specifically to Brighton Township, specifically as it relates to providing infrastructure and public services in new subdivisions in more remote, less developed areas of the Township.

It was agreed further analysis was needed to more accurately what residential fiscal impacts are in Brighton Township. Real estate land values were discussed for larger tracts of undeveloped property. The consultant team will also take a more detailed look at recent subdivision comps to incorporate into a cost-benefit analysis of open space land acquisition through a potential municipal Open Space Referendum authorized by PA Act 153. A yet to be conducted stakeholder interview with Brighton Area School District will also help confirm the property tax implications of future residential development and demands on the public schools.

Final Stakeholder Interviews to be Scheduled

Conservation of Land

- Beaver Area School District – confirm fiscal impact assumptions

Bicycle & Pedestrian Connectivity

- PA Department of Conservation & Natural Resources – trail funding opportunities
- Southwest Planning Commission (SPC)
- PennDOT District 11

Interchange Development Area

- Beaver County Corporation for Economic Development – financing/grants/incentives

Project Completion Schedule

December 2020 – Review Draft Recommendations with Steering Committee

January 2021 – Review Draft Plan Document with Steering Committee

February 2021 – Public Comment Period

March 2021 – Final Revisions & Adoption