

SOCIAL HALL STUDY COMMITTEE

MEETING NOTES OF JANUARY 13, 2021

The Social Hall Study Committee called their meeting to order at 7:00 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: Mark Piccirilli, Township Supervisor
Karen Green, Planning Commission
Selina Blinn, Parks & Recreation Board
Craig Nunamaker, Brighton Township Volunteer Fire Department
Bryan K. Dehart, Township Manager

CONSULTANTS: Marie S. Hartman, P.E., Township Engineer
Lennon, Smith, Souleret Engineering, Inc.

Cherie H. Moshier, AIA, NCARB
Moshier Studio

Unable to join the meeting was Sean Denny, Cubmaster, Pack 499.

Mr. Dehart welcomed everyone and thanked them for their continued participation as part of the Social Hall Study Committee. Mr. Dehart confirmed that everyone had received the Meeting Notes and attachments from the September 9, 2020 meeting.

Review of Revised Conceptual Building Plans by Moshier Studio: At the September meeting Renovations Plans prepared by Moshier Studio were reviewed and commented on. Ms. Moshier reviewed an updated the schematic design. The changes were pursuant to comments and recommendation from the September meeting. The plan provides for the ability to split the space into two separate event areas. The revision adds bathrooms for men and women to the area that includes the catering kitchen. The kitchen area is reduced in size to accommodate this change and will require some equipment or coolers to be relocated to the storage area.

Mr. Nunamaker suggested reducing the overall fixture count to code requirements; look for ways to share the toilet rooms between the two sides, and using the additional space for storage.

The second change was to add a deck to the Dutch Ridge Road side. However, according to the site plan prepared by LSSE, the existing building is non-conforming as it does not have the required setback from Dutch Ridge Road. A deck addition would require a variance from the Zoning Hearing Board. A possible concern of neighbors is noise from outside guests. The placement of trees to act as a barrier was discussed.

Another area that could possibly provide some outdoor tables is the area on the east side of the building. Ms. Moshier will evaluate the area. This change would possibly eliminate some parallel parking spaces. It was also noted that the building entry on the east side will need to be renovated to be ADA accessible due to the division of the event space.

Mr. Dehart said some overflow parking could be included in a portion of the lot for the fire station with proper signage and restrictions. This can be included on the site plan.

Review of Site Plan by LSSE: Ms. Hartman showed the site plan to the Committee. As stated previously, the setback lines have been added to the plan. She will work with the architect to evaluate the potential outdoor space on the east side of the building. There are existing recycling dumpsters in the east side of the parking lot; two for cardboard and two for paper. As part of the site plan they will need to be relocated for continued use. Mr. Dehart asked that they not be placed on the east side due to the proximity of residential homes.

Study Requirements: Mr. Dehart reminded everyone that the study is being prepared based upon the DCNR feasibility study guidelines and scope of work elements. A copy these guidelines were provided to each person previously.

Mr. Dehart provided information on some of the required components of the study: Comparisons of rental activity for comparable facilities, operational expenses, and census data. The locations for rental comparisons were Shultz Lodge at Two Mile Run Park, Four Seasons Shelter in Beaver County's Brady's Run Park, and Beaver Station operated by the Beaver Area Heritage Foundation. Data is from 2019 as it was not impacted by COVID-19. Operational expenses were tabulated for Shultz Lodge for the years 2017, 2018 and 2019 and averaged \$21,228 per year. These numbers will be used as a basis for estimated operational costs for the Social Hall. Census data was provided that was collected as part of the Township's development of a new comprehensive plan.

Mr. Dehart said the budget will need to include projected income from rentals and additional expenses that may be incurred from this larger facility for staffing.

Next Steps: Ms. Moshier will evaluate the additional outdoor space area and renovation of the east entrance for ADA accessibility. An updated cost estimate will be developed.

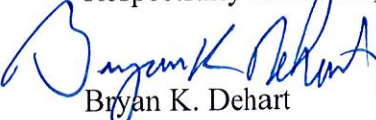
Ms. Hartman will add outside lighting and update the cost estimate. Locating the recycling dumpsters will also be looked at.

Additional Business: The next meeting will be scheduled when the next steps items are prepared.

Public Comment: There was no public comment.

Adjournment: The meeting was adjourned at 7:55 P.M.

Respectfully submitted,



Bryan K. Dehart
Township Manager

Attachments: Agenda
Moshier Studio Plans/Views
LSSE Site Plan
BKD Handouts

GateHouse Media Pennsylvania Holdings, Inc.

400 CORPORATION DR, SUITE #2
 ALIQUIPPA, PA 15001
 (724) 775-3200 OR (724) 846-6300

JAN 22 2021

PUBLIC NOTICE ADVERTISING INVOICE

Account Number: 7247744803
 Invoice Date: 1/13/2021
 Invoice Number: 107375186-01082021
 Balance: \$ 131.90

BRIGHTON TOWNSHIP SUPERVISORS
 1300 BRIGHTON ROAD
 BEAVER, PA 15009

PROOF CHARGE IS \$5.00 FOR AFFIDAVIT, \$13.00 FOR CLERICAL FEE

REMITTANCE - DETACH & RETURN THIS PORTION WITH PAYMENT

ACCOUNT #	INVOICE DATE	DESCRIPTION	LINES	TIMES	PROOF	TOTAL CHARGES
7247744803	1/13/2021	MEETING NOTICE The Brighton Tow	1.00 x 20Lines	1	\$ 18.00	\$ 131.90
1/8/2021						
DATES APPEARED						

PROOF OF PUBLICATION

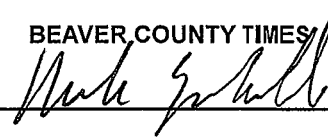
The Beaver County Times, Ellwood City Ledger

a daily newspaper of general circulation, published by GateHouse Media Pennsylvania Holdings, Inc. a Pennsylvania corporation, 400 Corporation Drive, Aliquippa, Beaver County, Pennsylvania, was established in 1946, and has been issued regularly, except legal holidays since said date.

The attached advertisement, which is exactly as printed and published, appeared in the regular issue on 1/8/2021

BEAVER COUNTY TIMES

By



STATE OF PENNSYLVANIA,
 COUNTY OF BEAVER,

} SS:

MEETING NOTICE
 The Brighton Township Social Hall Study Committee will meet on January 13, 2021 at 7:00 PM. The meeting will be conducted remotely through the Zoom Video Communications remote conferencing application. Public participation is available through the web link or phone number(s) posted on the Township's web site www.brightontwp.org. Any and all business brought before the Committee will be conducted at the meeting.
 Bryan K. Dehart
 Township Secretary
 1/8/21

Before me, a Notary Public in and for such county and state, personally appeared MARK ZUCHELLI, who being duly sworn according to law says that he is CIRCULATION MANAGER of GateHouse Media Pennsylvania Holdings, Inc.; that neither affiant nor said corporation is interested in the subject matter of the attached advertisement; and that all of the allegations of the foregoing statement including those as to the time, place and character of publication are true.

Sworn to and subscribed before me this 13th day of January 2021

The costs of advertising and proof, has been paid. \$ 131.90
 GateHouse Media Pennsylvania Holdings, Inc.

Commonwealth of Pennsylvania - Notary Seal
 Debra L. Hays, Notary Public
 Beaver County
 My commission expires June 15, 2022
 Commission number 1068714

By

GateHouse Media Pennsylvania Holdings, Inc.

400 CORPORATION DRIVE, SUITE #2 ALIQUIPPA, PA 15001

BOARD OF SUPERVISORS

John Curtaccio, *Chairman*

Mark Piccirilli, *Vice Chairman*

James E. Equels, Sr., *Supervisor*



Bryan K. Dehart, *Manager*

Kathryn L. Johnston, Esq.
Harold F. Reed, Jr., Esq.
Solicitors

Lennon, Smith, Souleret
Engineering, Inc.,
Township Engineer

TO : Social Hall Study Committee

FROM: Bryan K. Dehart
Township Manager

A handwritten signature in blue ink that reads "Bryan".

RE : January 13, 2021 Agenda

DATE : January 5, 2021

1. **Call to Order.**
2. **Review of Revised Conceptual Building Plans by Moshier Studio:** At the September meeting Renovations Plans prepared by Moshier Studio were reviewed and commented on. Ms. Moshier has updated the schematic design based upon that meeting and will review it with the Study Committee.
3. **Review of Updated Site Plan by LSSE:** The Township Engineer will review any updates to the site plan.
4. **Study Requirements:** Enclosed is information on some of the required components of the study: Comparisons of rental activity for comparable facilities, operational expenses, and census data.
5. **Discussion – Ideas and Options:** After the presentations the Committee can discuss ideas and options for the Social Hall, including intended uses and operational guidelines.
6. **Next Steps:** The Committee can discuss next steps including future meeting(s) and public participation necessary for the study.
7. **Additional Business.**
8. **Public Comment.**
9. **Adjournment.**

Demographic Indicators Implementable Comprehensive Plan

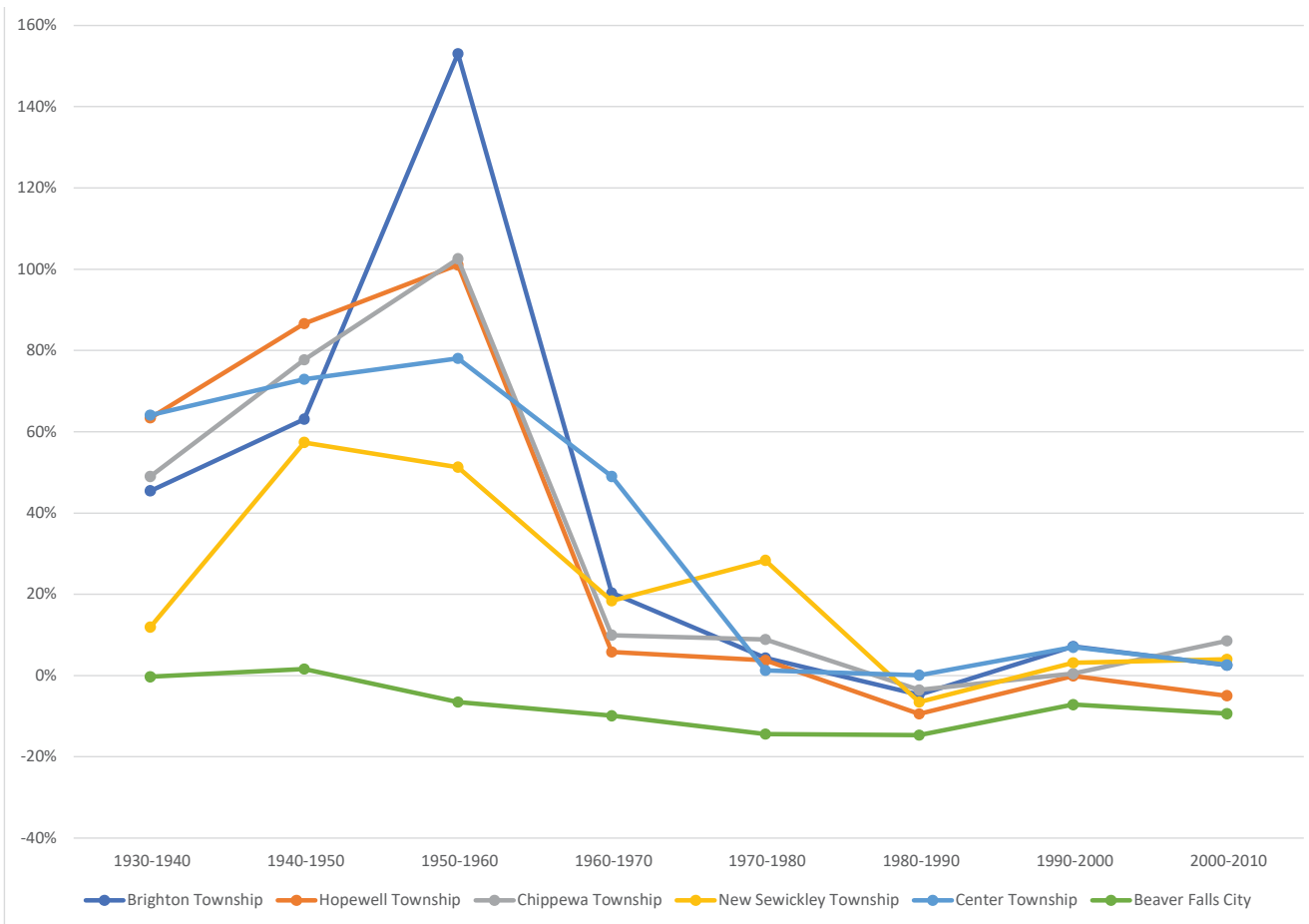


Fact	Brighton Township	Beaver County	Pennsylvania	United States
Population estimates 2019	8,267	163,929	12,801,989	328,239,523
Population estimates 2010	8,233	170,531	12,702,868	308,758,105
Population, percent change 2010-2019	0.40%	-3.90%	0.80%	6.30%
Persons under 5 years, percent	4.70%	5.10%	5.50%	6.10%
Persons under 18 years, percent	21.50%	19.40%	20.70%	22.40%
Persons 65 years and over, percent	22.50%	21.50%	18.20%	16.00%
Female persons, percent	51.80%	51.40%	51.00%	50.80%
White alone, percent	95.10%	90.70%	81.80%	76.50%
Owner-occupied housing unit rate, 2014-2018	88.20%	73.30%	69.00%	63.80%
Median value of owner-occupied housing units, 2014-2018	\$191,500	\$133,600	\$174,100	\$204,900
Median selected monthly owner costs with a mortgage, 2014-2018	\$1,541	\$1,233	\$1,474	\$1,558
Median selected monthly owner costs w/out a mortgage, 2014-2018	\$588	\$502	\$531	\$490
Median gross rent, 2014-2018	\$802	\$682	\$915	\$1,023
Households, 2014-2018	3,261	70,817	5,025,132	119,730,128
Persons per household, 2014-2018	2.45	2.32	2.46	2.63
Living in same house 1 year ago, percent of persons age 1 yr+, 2014-2018	90.70%	89.70%	87.70%	85.50%
Language other than English spoken at home, percent of persons age 5 years+, 2014-2018	4.20%	2.90%	11.30%	21.50%
Households with a computer, 2014-2018	90.00%	84.50%	86.50%	88.80%
Households w/ broadband Internet subscription, percent, 2014-2018	85.60%	78.30%	79.20%	80.40%
High school graduate or higher, percent of persons age 25 years+, 2014-2018	94.80%	93.10%	90.20%	87.70%
Bachelor's degree or higher, percent of persons age 25 years+, 2014-2018	39.70%	23.70%	30.80%	31.50%
With a disability, < age 65 years, 2014-2018	6.70%	11.10%	9.80%	8.60%
Persons without health insurance, under age 65 years, percent	2.50%	5.10%	6.70%	10.00%
Mean travel time to work (minutes), workers age 16 years+, 2014-2018	24.5	25.6	26.9	26.6
Median household income (in 2018 dollars), 2014-2018	\$79,981	\$55,828	\$59,445	\$60,293
Persons in poverty, percent	6.40%	11.20%	12.20%	11.80%

Demographic Indicators Implementable Comprehensive Plan



POPULATION CHANGE: 1930 to 2010



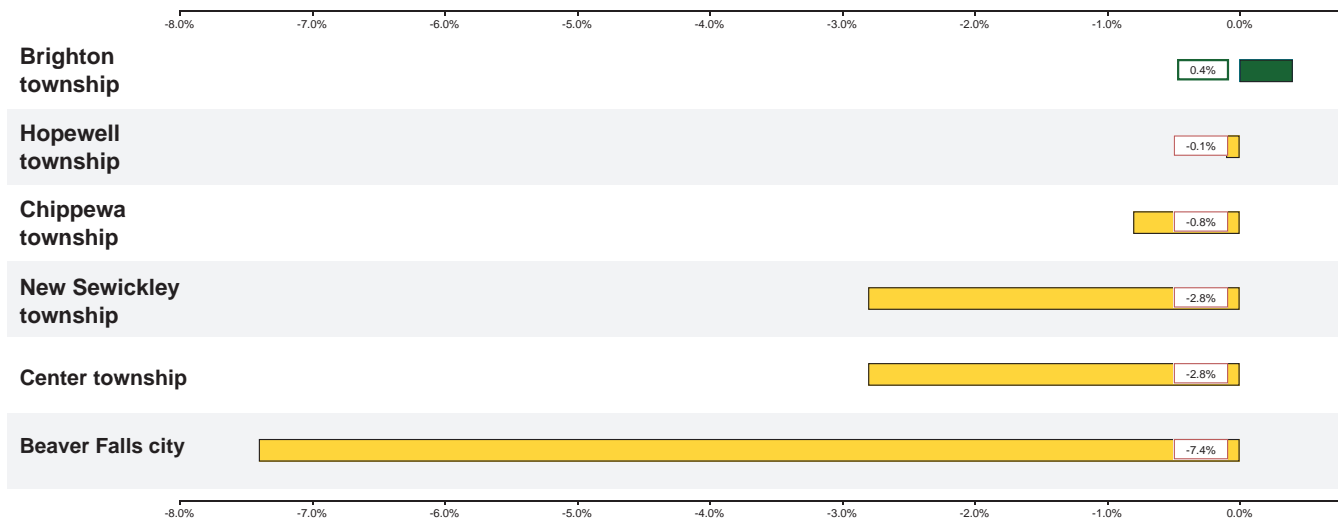
Current Municipal Name	1930-1940	1940-1950	1950-1960	1960-1970	1970-1980	1980-1990	1990-2000	2000-2010
Brighton Township	45.45%	63.09%	153.03%	20.32%	4.33%	-4.70%	7.14%	2.53%
Hopewell Township	63.45%	86.63%	101.07%	5.79%	3.74%	-9.47%	-0.15%	-4.99%
Chippewa Township	49.02%	77.69%	102.58%	9.97%	8.88%	-3.55%	0.47%	8.53%
New Sewickley Twp	11.91%	57.37%	51.30%	18.38%	28.34%	-6.53%	3.13%	4.01%
Center Township	64.06%	72.94%	78.05%	48.99%	1.27%	0.08%	6.98%	2.64%
Beaver Falls City	-0.29%	1.62%	-6.53%	-9.88%	-14.42%	-14.67%	-7.18%	-9.41%

Demographic Indicators

Implementable Comprehensive Plan



POPULATION CHANGE: 2010 to 2019



PROJECTED GROWTH BRIGHTON TWP: 2015 to 2045

Year	Households	Average household size	Total population	WORKPLACE EMPLOYMENT				
				Retail	Manufacturing	Services	Other	Total
2015	3,132	2.57	8,301	63	0	3,502	68	3,634
2045	4,022	2.52	10,400	71	0	4,372	67	4,510
Percent Change	28.42%	-1.82%	25.29%	12.70%	0%	24.84%	-1.47%	24.11%

Source: SPC