

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF FEBRUARY 1, 2021

Mr. Snider called the February 1, 2021 meeting of the Brighton Township Planning Commission to order at 7:30 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. One (1) visitor participated.

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

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

VISITOR: Tod Arbutina, Developer for the Antler Ridge Plan

Minutes of January 5, 2021 Regular & Reorganization Meeting: Ms. Radler made a motion, seconded by Mr. O'Brien, vote unanimous, to approve the minutes of the January 5, 2021 Regular Meeting.

Hallam Plan of Subdivision (Lot 2 Residual of Grimes Plan): Application has been filed for a subdivision of Lot 2 Residual Lot in the Grimes Plan of Subdivision. Lot 2B has an existing home and Lot 2C (4.83 Acres) is proposed as a new building lot. Lot 2 Residual is 87 +/- Acres and has a non-building waiver. At the January meeting the Commission reviewed the site plan prepared by Pringle-Nero Land Surveying and the Township Engineer's review comments of December 21, 2020. At this time revised plans have not been submitted in response to the review comments. Mr. Dehart confirmed that the applicant and surveyor have received the review comments.

Ordinance Reviews: Solar Energy Systems – a draft ordinance to amend the Zoning Code for the regulation of Solar Energy Systems has been prepared for a first review by the Commission. Mr. Dehart reviewed the draft ordinance. The ordinance provides for Accessory Solar Energy Systems (ASES) whose primary purpose is to capture and convert solar energy to electricity or thermal power for on-site use. There were 21 permits issued for this purpose in 2020. Principal Solar Energy Systems (PSES) are solar systems that convert energy primarily for off-site use. These are often referred to as commercial solar installations or solar farms. The

proposal is to permit ASES in all districts. PSES will be a conditional use in the HC-1, R-2 and SC-1 zoning districts.

A new §195-137.18 within the supplemental regulation section will provide the specific regulations. Section A has regulations that will apply to all installations. The Commission asked if more specific requirements can be developed to address glare. Section B provides regulations specific to ASES for residential uses. Installations that have occurred have mostly been roof mounted. The Commission discussed specific regulations for ground mounted, such as location in side or rear yard with minimum setbacks and/or screening. Section C provides regulations for ASES for non-residential purposes. Similar regulations for ground mounted installations will need to be prepared. Section D provides regulations for PSES installations. These are conditional uses and more information is needed for application. PSESs must comply with the Industrial and Development Standards, grading and stormwater regulations. A land development application is necessary and a narrative providing specific information is required. Greater setbacks are specified. Decommissioning requirements are included, modeled after those prepared for commercial windmill installations.

Mr. Dehart asked the Commission to send any further comments over the next week so an updated draft can be prepared.

Agritainment & Agritourism - a draft ordinance to amend the Zoning Code for the regulation of Agritainment and Agritourism has been prepared for a first review by the Commission. Ms. Johnston reviewed the draft. The Commission has discussed this topic for some time. Definitions for both of these uses and regulations have been drafted for review and discussion. Ms. Johnston noted there are certain activities that must be permitted under existing laws, including those commonly referred to as the Right to Farm Act. The important distinction being made in the regulations is that activities can take place within existing buildings rather than new facilities being constructed to host events such as weddings. It also provides for certain activities that may naturally take place through the incorporation of crops, such as pumpkin patches, farm markets, corn mazes, etc. Depending on the specific type of use or its intensity, setbacks may vary. Areas that need reviewed and commented on by the Commission include lighting, parking, and noise.

Ms. Johnston asked the Commission to send any further comments over the next week so an updated draft can be prepared.

Parking – Mr. Dehart said that since the Commission is considering zoning code changes it would be an appropriate time to consider changes to the parking regulations. For beer sales at a convenience store the PA LCB issues a restaurant license and requires a minimum of 30-seats, which can be bar stools. Those can be crammed into a pretty small area and our ordinance for parking is not oriented to seating capacity. Mr. Dehart discussed a current situation where this could be applicable and suggested parking be based on available seating rather than net floor area for lease. He asked the Commission to review the current parking requirements from the Zoning Code and make and recommendations they see as appropriate.

Comprehensive Plan: Mr. Dehart said that he has spoken with Emil Liszniansky of Envision Group about the plan. He asked him to review the RFP and address any items that have not yet been part of the planning process. There are some areas where code changes are to be recommended and a market analysis of housing. Mr. Liszniansky has also sent a new invite to the Superintendent of the Beaver Area Schools for a key person interview. Mr. Dehart said that this discussion, in his view, should be one that takes place as part of the planning process. Questions on student capacity and school planning could be reviewed at that time.

Additional Business: Mr. Arbutina discussed the Antler Ridge Plan. He said that he has received preliminary cost estimates for the site improvements, and they are approaching one-million dollars. He said that these costs are too high for 14 lots, so he plans to stay with his original six (6) lots at this time. He shared a sketch that proposed shortening the road to a point ending in a cul-de-sac at Lot Nos. 3 and 4. He proposes subdividing Lot No. 4 into two (2) lots. He spoke with his engineer about stormwater and believes it could possibly be addressed with on lot sumps. That needs further evaluation. A public street for Penn D.O.T. liquid fuels purposes can be no less than 250 feet in length. Mr. Arbutina said that the two (2) large lots in the rear of the plan, Lot Nos. 5 and 6, have a common driveway on the east side of the plan.

Issues for consideration are if the Commission would recommend sidewalks and street lights. Mr. Stewart said a light at the entrance should, at a minimum, be required. Mr. Arbutina said he is still willing to consider dedication of a recreation easement at the rear of Lot No. 6. Mr. Dehart recommended that the post office be contacted to determine if a cluster box would still be required for the suggested plan. Mr. Arbutina thanked the Commission for their comments.

Adjournment: Mr. Stewart made a motion, seconded by Mr. Piccirilli, vote unanimous, to adjourn the meeting at 8:46 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager