

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF APRIL 5, 2021**

Mr. Snider called the April 5, 2021 meeting of the Brighton Township Planning Commission to order at 7:31 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: Emil Liszniansky of Envision Group

**Minutes of March 1, 2021 Regular Meeting:** Ms. Radler made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the minutes of the March 1, 2021 Regular Meeting.

**Comprehensive Plan:** Emil Liszniansky of Envision Group was present to provide an update on the Comprehensive Plan. He provided an outline on the final steps towards adoption of the Implementable Comprehensive Plan. First, he advised the Commission that he and Mr. Dehart were able to have a Zoom meeting with the Superintendent and Business Manager of the Beaver Area School District. That was the final key person interview to be undertaken. They noted that slow steady residential growth has worked for the District, but noted that commercial development is important financially. Brighton Township is the primary location where this can take place. They appreciated being included in the process and recommended periodic meetings to keep up to date on what is taking place in the community.

A draft executive summary was distributed to the Commission last month. A couple changes were pointed out that included action steps to continue implementing steps from other plans and studies. Most notably, the 2016 Greenways and Trails Plan and the recently prepared 2021 Indoor Recreation Center Feasibility Study for the Social Hall property, were identified. The Commission discussed the SOAR analysis wording on the lack of public water and sewer in the northern and southern tiers of the Township. It will be evaluated to be reworded so it does not appear as a negative.

Mr. Liszniansky provided an example of an Implementation Focus that will be included in the final document. It will provide a high level analysis and cost estimate. The one reviewed was a trail project.

To being project wrap-up he plans to send to the Steering Committee a draft of the full plan for review, with a meeting of the Steering Committee at 7:00 P.M. on April 29<sup>th</sup> for review and feedback.

**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 (5.09 Acres) is proposed as a new building lot. Lot 2 Residual is 87 +/- Acres and has a non-building waiver. A revised site plan prepared by Pringle-Nero Land Surveying was provided to the Commission for review. It was revised to address the prior review comments of the Township Engineer. The Township Engineer, by letter of March 9, 2021 has advised that the plan has been revised in accordance with the prior review. The PA DEP sewage planning module approval has been received. Mr. Dehart stated that the common driveway for Lots 2B and 2C has been identified on the plan. A common driveway maintenance agreement will be executed and recorded by the proposed owner of Lot 2C, Lloyd and Karen Grimes, who currently own Lot 2B.

Mr. Stewart made a motion, seconded by Mr. Maze, vote unanimous, to recommend approval of the Hallam Plan of Subdivision, A Subdivision of Lot 2 Residual Revised as Shown on the Grimes Plan of Subdivision as prepared by Pringle-Nero Land Surveying, Inc. dated November 25, 2020 and last revised March 5, 2021.

**Lang Plan of Subdivision:** This is a two lot subdivision on Barclay Hill Road. The plan creates Parcel "A" with the existing dwelling and consisting of 4 acres. The Residual Tract of 90.1 acres has access to Barclay Hill Road and frontage on Todd Road. A Non-Building Declaration has been placed on the Residual Tract. A revised site plan prepared by Pringle-Nero Land Surveying was provided to the Commission, as well as the Township Engineer's review comments by letter of February 4, 2021. Mr. Dehart pointed out that the plan has been revised to address the prior comments of the Commission. A note has been added to the plan stating that the existing storage trailer on the Residual Tract will be relocated or demolished within one (1) year of plan recording. A note was added to state that the existing driveway and utilities to Parcel A can continue to pass through the Residual Tract. This right can only be extinguished by the current or future owners of Parcel A. A note that is signed by the owners of Parcel A and the Residual Parcel has been added that states that the drainage field for the on lot system located on Parcel A is also located on Parcel A to the best of their knowledge.

Ms. Radler made a motion, seconded by Mr. O'Brien, vote unanimous, to recommend approval of the Lang Plan of Subdivision as prepared by Pringle-Nero Land Surveying, Inc. dated January 19, 2021 and last revised March 29, 2021.

**Ordinance Reviews:** Solar Energy Systems – the proposed final ordinance to amend the Zoning Code for the regulation of Solar Energy Systems was provided for review and consideration of a recommendation for adoption. Mr. Maze referred to a recent article in the

Pittsburgh Post-Gazette where a person had sued the PUC and power company over failure to pay for net-metering for a solar installation. The Township's proposed ordinance does make a distinction between an Accessory Solar Energy System (ASES) and a Principal Solar Energy System (PSES). PSESs are permitted in the R-2, HC-1 and SC-1 zoning districts only. Where an installation is proposed to have the generation of solar energy for off-site use it is classified as a PSES.

The Commission deferred action for further review and to determine if there are additional samples to review.

Parking – The Solicitor reviewed a proposed change to the parking regulations as follows:

§ 195-105. Parking and lighting.

B. Table of Minimum Required Parking. Where more than one use exists on the premises for the types of land use described below, the minimum required parking spaces shall be the aggregate of the required parking spaces dedicated to each use.

Convenience Store - At least one parking space per 150 square feet of gross leasable area (GLA). In addition, where customer seating is provided for retail sales of beer, wine and alcohol and food, at least one parking space for every 2 ½ seats provided.

Mr. Piccirilli also recommended that a prohibition against parking off site lots where a public road needs to be crossed to access the use.

Agritourism - an ordinance to amend the Zoning Code for the regulation of Agritourism was previously provided to the Commission for the review. After further review it has been determined that a new draft will be in order. The Solicitor reviewed the proposal that specifically restricts uses that are not accessory uses to the principal use of agriculture. Proposals for commercial ventures, such as event venues, are not an accessory use to agriculture. A draft will be sent to the Commission for review prior to the next meeting.

**DCNR Grant Support Letter:** The Township will be applying for a DCNR recreation development grant to renovate the Social Hall. Mr. Dehart reviewed the findings of the Study Committee that was appointed to prepare a feasibility study for the renovation of the Social Hall property. Ms. Green served on the Study Committee as a representative of the Commission. The recommended renovations were to bring the building into ADA compliance and to implement energy efficient and sustainable construction practices for the building and site. The primary uses will be an indoor recreation center for programming and events by the Parks and Recreation Board and use as an indoor rental facility. The grant application to DCNR is for \$250,000 in funding. An application for funding from the DCED will also be filed. The total project cost is approximately \$1.3 million.

Ms. Green made a motion, seconded by Ms. Radler, vote unanimous, to authorize the Chairman to sign a letter of support for the project application.

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

**Adjournment:** Mr. Piccirilli made a motion, seconded by Ms. Green, vote unanimous, to adjourn the meeting at 8:43 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Manager