

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF JUNE 7, 2021**

Mr. Snider called the June 7, 2021 meeting of the Brighton Township Planning Commission to order at 7:30 P.M. The meeting was conducted at the Municipal Building, 1300 Brighton Road, Beaver, PA. No visitors were present.

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

ABSENT: Matthew Stewart

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

**Minutes of May 3, 2021 Regular Meeting:** Mr. Piccirilli made a motion, seconded by Mr. Maze, vote unanimous, to approve the minutes of the May 3, 2021 Regular Meeting.

**Golletti Plan of Lot Consolidation:** This plan of lot consolidation combines three (3) existing vacant lots into one (1) lot. The Commission reviewed the site plan prepared by Pringle-Nero Land Surveying, Inc. dated April 24, 2021. The Commission also received the Township Engineer's review comments by letter date May 6, 2021 and the Beaver County Planning Commission review letter dated May 19, 2021.

It was noted that there is an existing driveway access from Dutch Ridge Road at the access point for Lot 11B. The Township owns an adjacent lot, which is the area identified in the Comprehensive Plan as the access trail along Two Mile Run Creek. In the area of the subdivision there is no floodplain identified on the FEMA maps.

Mr. Maze made a motion, seconded by Ms. Radler, vote unanimous, to recommend approval of the Golletti Plan of Lot Consolidation as prepared by Pringle -Nero Land Surveying, Inc. dated April 24, 2021 subject to compliance with the items listed within the Township Engineer's review letter dated May 6, 2021.

**Mount Pleasant Farms Plan of Subdivision Phase 2 Lot Plan:** Application has been filed by Chester and Selene Smyda to create three (3) lots off of Dutch Ridge Road. The first phase plan was approved in 2020. The Commission reviewed the subdivision plan prepared by R.A.R. Engineering Group, Inc. dated October 22, 2020 and last revised May 7, 2021. The Commission

also received a copy of the Township Engineer's review comments dated June 3, 2021. Comments from the Beaver County Planning Commission have not yet been received.

The plan creates three (3) new lots from the Residual Tract. The Residual Tract has the existing home of the applicants, Chester and Selene Smyda. Parcel 1 consisting of 10.36 acres was created as part of the Phase 1 plan. Parcel 2, (11.65 acres), Parcel 3 (9.93 acres) and Parcel 4 (15.68 acres) are created as part of this Phase 2 Plan. A right of way across Parcels 2 and 3 is proposed as access for Parcel 4. Parcel 4 does not have frontage on a public street as required. It was recommended that Parcel 4 own the area proposed as right of way to provide frontage and access to Dutch Ridge Road. A waiver to permit three (3) lots to access a common driveway will be needed, although both Parcels 2 and 3 also have frontage on Dutch Ridge Road. Each lot has frontage on the public sewage. Mr. Dehart said that Mr. Smyda had indicated prior to application that additional subdivision of Parcels 2 and 3 would be restricted. There is no documentation to determine if this is the intended plan. Mr. Smyda also advised that a recreation easement would be provided along the eastern property boundary where the sanitary sewer easement also exists. This would be for a potential trail area that would extend to Gypsy Glen Road. Additional rights of ways would be needed to achieve this.

No action was taken pending revisions to address the Township Engineer's review comments and receipt of the review from the Beaver County Planning Commission.

**Zoning Code Revisions: Solar Energy Systems** – The Board of Supervisors has submitted to the Beaver County Planning Commission a copy of the proposed ordinance to amend the Zoning Code for the regulation of Solar Energy Systems. The ordinance also included a minor amendment to the parking regulations.

**Agritourism** - The Board of Supervisors has submitted to the Beaver County Planning Commission a copy of the proposed ordinance to amend the Zoning Code for the regulation of Agritourism.

**Industrial and Development Performance Standards** – The Noise section of the Industrial and Development Performance Standards has amended to try and make a distinction between industrial, manufacturing or similar uses from those of a lessor nature. The first draft was reviewed and the May meeting. An addition to the lighting requirements was recommended to prevent glare. Language for the use of shields will be added. Mr. Dehart discussed establishing a minimum ambient noise level.

Mr. Maze made a motion, seconded by Mr. O'Brien, vote unanimous, to recommend that the Board of Supervisors proceed with the adoption steps to amend the Zoning Code to revise and restate §195-137.13. Industrial and Development Performance Standards.

**Comprehensive Plan**: The Study Committee meet on April 29<sup>th</sup> to begin review of a draft final version of the Comprehensive Plan. Envision Group is now updating the plan based upon the comments received. One item that was not discussed was the Proposed Land Use Map that was included in the draft plan. The Commission reviewed the map and recommended that areas reflect the current zoning. Mr. Dehart also identified areas for change insofar as Township ownership of properties.

**Additional Business:** Mr. Dehart said that the seven-year review of the agriculture security area would need to be undertaken this year. He has been in contact with a representative of the Beaver County Land Preservation Board.

**Adjournment:** Ms. Radler made a motion, seconded by Ms. Green, vote unanimous, to adjourn the meeting at 8:25 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Manager