

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF JULY 6, 2021**

Mr. Snider called the July 6, 2021 meeting of the Brighton Township Planning Commission to order at 7:31 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  
Tim O'Brien  
Mark Piccirilli  
Matthew Stewart

ABSENT: Karen Green, Secretary  
Kimberly Radler

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

**Minutes of June 7, 2021 Regular Meeting:** Mr. Maze made a motion, seconded by Mr. O'Brien, vote unanimous, to approve the minutes of the June 7, 2021 Regular Meeting.

**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. Revised plans have been submitted in response to the prior review comments. The Commission reviewed a copy of the Mount Pleasant Farms Plan of Subdivision last updated June 22, 2021 along with R.A.R. Engineering Group, Inc.'s reply letters of June 21<sup>st</sup> and 22<sup>nd</sup>. The Commission also received and reviewed the review comments from the Township Engineer dated June 25<sup>th</sup>, BTMA Engineer dated June 21<sup>st</sup>, BTSA Engineer dated June 23<sup>rd</sup> and Beaver County Planning Commission dated June 16<sup>th</sup>.

Parcel Nos. 2, 3 and 4 have a shared private drive that is 50-feet wide and 760-feet long. It is over the access strip that is part of Parcel No. 4. A waiver from §180-9 Street, Private to not be required to use the design standards for a public street has been requested. The Commission noted that Parcel Nos. 2 and 3 have frontage on Dutch Ridge Road and that General Note 8 states that no further subdivision of any lot within the plan will be permitted. The Solicitor has reviewed the Private Drive Maintenance Agreement and found it has the required elements. It was also noted that the recording information for the Common Drive for Parcel No. 1 and the Residual Tract is not included on the plan.

Mr. Dehart said that the PA DEP Sewage Planning Module has been submitted to PA DEP for review and approval.

The Commission reviewed the proposed 25-foot-wide recreation easement around the perimeter of the plan. Mr. Dehart said that one of the pedestrian routes from Dutch Ridge Road to Gypsy Glen Road identified in the Greenways and Trails Plan was the sewage easement area identified on the east side of Parcel Nos 3 and 4. It extends to Gypsy Glen Road at a location across from Shultz Lodge in Two Mile Run Park. If this easement is secured, additional easement would be required from the lots of the Pine Meadow Plan. General Note 9 does state that the recreation easement is to be dedicated to Brighton Township. The Commission asked to solicitor to confirm that the proper dedication statements are included on the plan so it can be accepted by the Township. Additional width may be needed in the area of the small stream so numerous crossings would not be needed.

Mr. Stewart made a motion, seconded by Mr. Maze, vote unanimous, to recommend approval of the Mount Pleasant Farms Plan of Subdivision Phase 2 Lot Plan as prepared by R.A.R. Engineering Group, Inc. dated October 22, 2020 and last revised June 22, 2021 subject to PA DEP Sewage Planning Module postcard waiver approval, adding a note to the plan referencing the recording information for the Common Drive for Parcel 1 and the Residual Tract, and the Township Solicitor confirming that the proper dedication statement(s) are included on the plan for the public recreation easement proposed for dedication to Brighton Township.

Mr. Piccirilli made a motion, seconded by Mr. Stewart, vote unanimous, to recommend approval of the requested waiver from §180-9 Street, Private to not be required to use the design standards of a public street for the proposed private drive.

**Zoning Code Revisions: Solar Energy Systems** – The Commission received a copy of the Beaver County Planning Commission’s review letter dated June 16, 2021 on 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 Commission received a copy of the Beaver County Planning Commission’s review letter dated June 16, 2021 on the proposed ordinance to amend the Zoning Code for the regulation of Agritourism.

**Industrial and Development Performance Standards** – 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 Industrial and Development Performance Standards. The review comments have not been received.

Mr. Dehart said he would expect the Board of Supervisors to wait for receipt of the Beaver County Planning Commission’s comments on this ordinance proposal before scheduling a public hearing at which all three ordinances could be reviewed.

**Agricultural Security Area Seven Year Review**: As of July 1, 2021 Brighton Township has initiated the Seven-Year review of the Agricultural Security Area (ASA) by publishing a public notice and sending notices to all current land owners. A joint meeting of the ASA Advisory Committee and Planning Commission will need to be scheduled at a later date. Mr. Dehart said he would expect that joint meeting to possibly be prior the Commission’s September meeting.

**Comprehensive Plan**: At this writing Envision Group has not submitted the updated draft of the Comprehensive Plan.

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

**Adjournment**: Mr. Stewart made a motion, seconded by Mr. Piccirilli, vote unanimous, to adjourn the meeting at 8:15 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Manager