

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF SEPTEMBER 7, 2021

Mr. Snider called the September 7, 2021 meeting of the Brighton Township Planning Commission to order at 7:32 P.M. The meeting was conducted at the Municipal Building, 1300 Brighton Road, Beaver, PA. No visitors were present.

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

ABSENT: Jeffrey S. Maze, Vice Chairman

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

Minutes of August 2, 2021, 2021 Regular Meeting: Ms. Green made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the minutes of the August 2, 2021 Regular Meeting.

Zoning Code Revisions: Solar Energy Systems – At their meeting of August 9th the Board of Supervisors adopted Ordinance No. 228 to amend the Zoning Code for the regulation of Solar Energy Systems. The ordinance also included a minor amendment to the parking regulations.

Agritourism - At their meeting of August 9th the Board of Supervisors adopted Ordinance No. 229 to amend the Zoning Code for the regulation of Agritourism.

Industrial and Development Performance Standards – The Board of Supervisors have scheduled a public hearing at 6:30 P.M. September 13, 2021 for the proposed ordinance on the proposed ordinance to amend the Zoning Code for the Industrial and Development Performance Standards. The ordinance will then be considered for adoption at the Board's public meeting scheduled for 7:00 P.M. the same evening.

Wireless Communication Facilities – PA Act 50 of 2021 provides for the regulation of small wireless facilities in municipal rights-of-ways. This Act requires the Township to amend the Zoning Code Section 195-135 Wireless Communication Facilities. Ms. Johnston provided a first draft of a revision to the Zoning Code Section 195-135 Wireless Communications Facilities. She noted that there are a lot of definitions included in the Act and she made changes where necessary to our existing definitions and added new definitions to the Zoning Code from the Act. The Act is referred to as the Small Wireless Facilities Deployment Act and requires municipalities to permit these facilities with the public right-of-way of streets, either by co-location on an existing pole, replacement of an existing pole or placement of a new pole. The maximum height is 50-feet. There

are provisions for areas with all underground utilities. The Solicitor asked the Commission to review the Act and the draft ordinance prior to the next meeting.

Review of Proposed Agriculture Security Area: The Agricultural Security Area (ASA) Advisory Committee met at 6:30 P.M. earlier in the evening. The Manger will review the recommendation of the ASA Advisory Committee. The following documents were provided as part of the Commission's review of the ASA:

- A spreadsheet of the parcels included in the Agricultural Security Area (ASA). It includes 80 existing parcels, 2 new parcels, 5 deleted parcels and one voided parcel due to lot consolidation;
- Two maps, one showing the existing 80 parcels and two parcels being added, and one showing the parcel additions and deletions for reference; and
- Copies of the petitions to either join or withdraw from the Agriculture Security Area.

Mr. Dehart reviewed the spreadsheet, noting that it includes 80 tax parcels to remain in the ASA, with notes on any changes of ownership or acreage through subdivision or other method. Two (2) tax parcels totaling 22.020 acres are listed as additions. Copies of the two (2) petitions from the owners to add these parcels were provided. Five (5) tax parcels totaling 169.441 acres are listed as removed from the ASA. Copies of the four (4) petitions from the owners to remove these parcels were provided. Two (2) maps were provided. The first shoes the 82 tax parcels proposed for inclusion in the ASA. The second identified the locations of the two (2) tax parcels being added and the five (5) tax parcels being removed.

Mr. Dehart reported on the meeting of the ASA Advisory Committee. The same information was provided to them and reviewed. They determined not to remove any of the 82 tax parcels proposed for inclusion, event those currently under 10-acres and not in agricultural use.

Mr. Piccirilli made a motion, seconded by Ms. Green, vote unanimous, to concur with the recommendation of the ASA Advisory Committee to recommend that the Board of Supervisors approve the Brighton Township ASA consisting of 82 parcels totaling 2,167.780 acres.

Comprehensive Plan: Envision Group is to submit the updated draft of the Comprehensive Plan based on the comments received from the last Commission review. Mr. Dehart said the update has not been received. They are updating the plan to include 2020 U.S. Census data that has been recently released.

Additional Business: There was no additional business.

Adjournment: Ms. Radler made a motion, seconded by Mr. O'Brien, vote unanimous, to adjourn the meeting at 8:22 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager