

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF OCTOBER 4, 2021

Mr. Snider called the October 4, 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. One (1) visitor was present.

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 N. Liszniansky, AICP, Esq., PE – Principal of Envision Group LLC

Minutes of September 7, 2021 Regular Meeting: Ms. Radler made a motion, seconded by Ms. Green, vote unanimous, to approve the minutes of the September 7, 2021 Regular Meeting.

Brighton Township Consolidation Plan No. 1: Brighton Township purchased two (2) contiguous lots identified as Tax Parcel Nos. 55-152-0130.001 (1400 Brighton Road) and 55-024-0200.000 (3555 Dutch Ridge Road). The Commission reviewed the site plan prepared by Township Engineer, LSSE, to consolidate the parcels into one (1) lot. Mr. Dehart said the building at 1400 Road, which previously served as the PA State Police Barracks, is being renovated. It will be the new location of the Brighton Township Police Department. Subsequently, the adjacent vacant lot was also acquired. The plan has been forwarded to the Beaver County Planning Commission for review and comment.

Mr. Maze made a motion, seconded by Ms. Green, vote unanimous, to recommend approval of the Brighton Township Consolidation Plan No. 1 as prepared by LSSE.

Zoning Code Revisions: Industrial and Development Performance Standards – At their meeting of September 13th the Board of Supervisors adopted Ordinance No. 230 to amend the Zoning Code for the Industrial and Development Performance Standards.

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. At the September meeting the Solicitor prepared and reviewed a draft ordinance. The Solicitor provided and updated copy of the

proposed ordinance and reviewed the specific changes that were made since the September meeting. The changes were to provide for small communication facilities as a use within the public right-of-way in all zoning districts as required by the Act. Other changes were made to be consistent with the requirements of the Act.

Mr. Stewart made a motion, seconded by Ms. Radler, vote unanimous to recommend that the Board of Supervisors proceed with the adoption steps to amend the Zoning Code to revise and restate Zoning Code Section 195-135 Wireless Communication Facilities.

Review of Proposed Agriculture Security Area: The Board of Supervisors has scheduled a Public Hearing on the proposed Brighton Township ASA for November 8, 2021 at 6:30 P.M.

Comprehensive Plan: A proposed final version of the 2021 Brighton Township Comprehensive Plan was provided to the Commission last week. Mr. Dehart said that the Study Committee met on September 29th and has completed their review. A proposed final version will be emailed prior to the meeting. Mr. Liszniansky said that all prior review comments have been incorporated into the final document. This includes an expanded Table of Contents, editorial changes, additional mapping and pictures. Appendices have been added to the final document, which include the Study Committee meeting summaries, community survey results, and a summary of the virtual workshop results.

Mr. Stewart made a motion, seconded by Ms. Green, vote unanimous, to recommend approval of the plan and to refer the Plan to the Board of Supervisors to begin the adoption process.

The Commission thanked Mr. Liszniansky for his work on the plan.

Additional Business: Mr. Dehart asked the Commission to review the definitions for Agriculture and Farm, as well as where those uses are provided for. There has been an application for an Agriculture use in the R-1 District, but the property does not have the minimum 5-acre lot requirement. This will be discussed in more detail at the next meeting.

Adjournment: Mr. Piccirilli made a motion, seconded by Mr. O'Brien, vote unanimous, to adjourn the meeting at 8:19 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager