

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF NOVEMBER 1, 2021**

Mr. Snider called the November 1, 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. Three (3) visitors were present.

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

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

ABSENT: Jeffrey S. Maze, Vice Chairman  
Mark Piccirilli

VISITORS: John C. Hansen, Anne Marie Hansen and Matthew Hansen of 4805 Dutch Ridge Road

**Minutes of October 4, 2021 Regular Meeting:** Ms. Radler made a motion, seconded by Ms. Green, vote unanimous, to approve the minutes of the October 4, 2021 Regular Meeting.

**Zoning Code Review:** Agricultural Uses – At the October meeting it was recommended that the Commission review current definitions and zoning regulations for agricultural uses to determine their consistency and to see if any changes were desired. The Solicitor prepared a spreadsheet that included a listing of the various definitions related to agricultural uses and where they are located by zoning district. Mr. Dehart said that there is not a consistent use of terms, and the minimum acreage requirements vary by zoning district as well.

Mr. Dehart introduced Matthew Hansen. He previously proposed an agricultural use on a vacant 2.48 acre parcel located at 4835 Dutch Ridge Road. The use was denied by the Zoning Officer because it did not have the minimum 5 acre requirement for an Agriculture use as required in the R-1 Zoning District. He was present to encourage the Commission to consider a change in the zoning that would permit an Agriculture use on smaller lots. Mr. Dehart noted that an Agriculture use is defined as the commercial production and preparation for market of crops, which is distinct from home gardening.

Matthew Hansen discussed the zoning regulations for agriculture uses in other communities, including those in Beaver County. Typically, larger lots are required where livestock is part of the agriculture use. He emphasized the regulations for the City of Pittsburgh, noting that

the commercial production of crops is permitted on two (2) acres. He also discussed the benefits of agriculture, to include, clean air, creating habitat for pollinators, the health benefits of providing access to fresh vegetables, economic impact and increased property values. His model was as a Community Supported Agriculture (CSA) operation to provide locally sourced produce to restaurants, delivery to homes, and sales at markets.

The Commission, in general, supported the idea of permitting agricultural uses on smaller lots, where livestock is not permitted. Possible conditions of use were discussed, such as buffers and prohibiting on-site sales on smaller lots.

The Manager and Solicitor will begin drafting proposed amendments for review by the Commission.

**Zoning Code Revisions:** Wireless Communication Facilities – The Board of Supervisors has scheduled a public hearing on the ordinance at 6:30 P.M. on December 13, 2021 for the proposed ordinance to amend the Zoning Code for the regulation of Wireless Communication Facilities. The ordinance will then be considered for adoption at the Board's public meeting scheduled for 7:00 P.M. the same evening.

**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. The ASA will then be considered for adoption at the Board's public meeting scheduled for 7:00 P.M. the same evening.

**Comprehensive Plan:** The Board of Supervisors has scheduled a public hearing on the 2021 Brighton Township Implementable Comprehensive Plan at 6:00 P.M. on December 13, 2021. The Plan will then be considered for adoption at the Board's public meeting scheduled for 7:00 P.M. the same evening.

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

**Adjournment:** Mr. O'Brien made a motion, seconded by Ms. Green, vote unanimous, to adjourn the meeting at 8:12 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Manager