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**Brighton Township Planning Commission
2021 Annual Report**

The Brighton Township Planning Commission was created by Township Ordinance, which sets the terms of membership and establishes the powers and duties of the Commission. Members of the Commission serve as volunteers, and are appointed by the Board of Supervisors to review land use proposals, such as subdivision and land developments, and make recommendations on their adoption to the Board. They also develop and review amendments to the Township’s land use codes. The Commission holds monthly meetings to conduct all business. The Commission welcomes all input from residents on the Township’s land use policies and other matters that fall under their review. The Commission’s goal is to maintain and improve the character of the Township.

2021 Commission Members:

William L. Snider, Chairman
Jeffrey S. Maze, Vice Chairman
Karen Green, Secretary
Tim O’Brien
Mark Piccirilli
Matthew Stewart
Kimberly Radler
Kathryn L. Johnston, Solicitor

Following is a brief summary of the Commission’s formal activities during 2021.

Subdivision & Land Development Application Plan Reviews:

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| 1. Hallam Plan of Subdivision of Lot 2 Residual Grimes Plan | 2 Lots#@ |
| 2. Lang Plan of Subdivision | 2 Lots*#@ |
| 3. Golletti Plan of Lot Consolidation (3 lots consolidated) | 1 Lots@ |
| 4. Mount Pleasant Farms Plan of Subdivision Phase 2 Lot Plan | 4 Lots*@ |
| 5. Brighton Township Consolidation Plan No. 1 | 1 Lot*@ |

@ Denotes final approval granted by Board of Supervisors - plan recorded.
* Denotes 1 lot with existing dwelling/building.
Denotes lot with non-building waiver

Agricultural Security Area: The Commission reviewed and made a recommendation on the Brighton Township Agricultural Security Area (ASA) as part of the required seven-year review process. The review was required under the provisions of the Agricultural Area Security Law. The Board of Supervisor approved the modified ASA consisting of 82 parcels totaling 2,167.780 acres.

Comprehensive Plan: In October 2019 the Planning Commission initiated the preparation of a new comprehensive plan, and worked on its preparation throughout 2020 and 2021 with the assistance of an appointed Steering Committee. The Township engaged Envision Group LLC as the planning consultant for the project. The process included a series of Study Committee meetings, key person interviews and questionnaires/surveys that were conducted on-line and in print. The plan was prepared utilizing the planning principles identified in the Pennsylvania Department of Community Development's (DCED) "Creating an Implementable Comprehensive Plan." The Plan focuses on identifying community issues, steps to address the issues, persons or groups responsible for addressing the issues and a timetable for implementation that identifies short, medium and long range efforts. In December, the Board of Supervisors adopted the 2021 Brighton Township Implementable Comprehensive Plan.

Land Use Regulations: The Commission conducted reviews of the land use codes and prepared and recommended several ordinances as a result. The recommendations included new definitions, parking changes and other details. The most comprehensive changes are summarized below.

Solar Energy Systems: The Commission created regulations within the Zoning Code for Solar Energy Systems. A differentiation within the Code was created between accessory and principal solar energy systems, with appropriate regulations established for each use, and the uses provided for within various zoning districts. The primary focus of the ordinance was to have regulations in place in the event an application for a Principal Solar Energy System (PSES) would be filed. This type of use is often referred to as a solar farm or commercial scale solar. The Code regulations were adopted by the Board of Supervisors as Ordinance No. 228.

Agritourism: The Commission created regulations within the Zoning Code to provide standards for accessory commercial uses that can typically accompany an agricultural use or operation. These uses are often referred to as Agritourism, which is now a defined term and use. The Commission tailored the regulations to be consistent with State laws, such as the Agriculture Area Security Act, the Protection of Agriculture Operations from Nuisance Suits and Ordinances Act and the Municipalities Planning Code. The Code regulations were adopted by the Board of Supervisors as Ordinance No. 229.

Industrial and Development Performance Standards: The Commission amended the regulations within the Zoning Code within the area identified as Industrial and Development Performance Standards. Many of the standards were initially established to specifically address the oil and gas industry and related uses. The amendments were made to make certain standards more generalized to apply to other non-residential uses that are provided for in the Code. The Code regulations were adopted by the Board of Supervisors as Ordinance No. 230.

Wireless Communication Facilities: The Commission amended the regulations within the Zoning Code for Wireless Communications Facilities to comply with PA Act 50 of 2021, known as the Small Wireless Facilities Deployment Act. The Act provides for the regulation of small wireless facilities in municipal rights-of-ways and supersedes local zoning. The Act required all municipalities, including Brighton Township, to amend their regulations to comply with the Act.

The Commission, therefore, prepared an ordinance to amend the Zoning Code Section 195-135 Wireless Communication Facilities. The regulations permit the placement of wireless communication facilities in all street rights-of-ways, by co-locating antenna and related facilities on an existing utility pole or by placing a new pole up to 50-feet in height within the street right-of-way. The Code regulations were adopted by the Board of Supervisors as Ordinance No. 231.