

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF DECEMBER 6, 2021**

Mr. Snider called the December 6, 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  
Mark Piccirilli  
Kimberly Radler  
Matthew Stewart

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

ABSENT: Jeffrey S. Maze, Vice Chairman  
Karen Green, Secretary  
Tim O'Brien

**Minutes of November 1, Regular Meeting:** Mr. Stewart made a motion, seconded by Ms. Radler, vote unanimous, to approve the minutes of the November 1, 2021 Regular Meeting.

**Zoning Code Review: Agricultural Uses** – At the November meeting the Commission conducted a brief review of current definitions and zoning regulations for agricultural uses. The Commission also heard from Matthew Hansen on the subject of a proposed agricultural use on property located on Dutch Ridge Road. The Commission asked the Manager and Solicitor to draft regulations to reduce the required acreage for agricultural use in the R-1 District and to review changes in other zoning districts for consistency.

The Solicitor presented and reviewed a draft ordinance that add and amends definitions and establishes for those uses within the various zoning districts. Agriculture Operation and Farm (Agricultural Use) remain at 10-acres and permit farm animals or livestock. A definition for Horticulture has been added for raising and selling trees, shrubs, flowers, vegetables, etc. Restrictions are included in the definition to prohibit on-site sales and on-street parking. Setbacks are established also. A minimum of 2-acres is required. This would be the use for the property discussed at the November meeting. Definitions for Home Gardening and Private Greenhouse are added. Uses for Agriculture Operation, Farm (Agricultural Use) and Horticulture are included within various districts. The Commission discussed other possible conditions or restrictions for these uses, but no changes were made.

The Commission will review the draft and provide any comments they have prior to the next meeting.

**Zoning Code Revisions: Wireless Communication Facilities** – The Board of Supervisors has scheduled schedule a public hearing 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.

**Adoption of Agriculture Security Area**: The Board of Supervisors conducted a Public Hearing on the proposed Brighton Township ASA prior to their November meeting. The ASA was adopted that same evening at the Board’s public meeting. It has been recorded.

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

Respectfully submitted,

Bryan K. Dehart  
Township Manager