

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF JANUARY 4, 2022

Mr. Snider called the January 4, 2022 meeting of the Brighton Township Planning Commission to order at 7:35 P.M. The meeting was conducted at the Municipal Building, 1300 Brighton Road, Beaver, PA. No visitors were present.

PRESENT: William L. Snider, Chairman
Jeffrey S. Maze, Vice Chairman
Mark Piccirilli
Tim O'Brien – by conference call

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

ABSENT: Karen Green, Secretary
Kimberly Radler
Matthew Stewart

Reorganization: Mr. Dehart called for the nomination and election of officers for 2022.

Mr. O'Brien made a motion, seconded by Mr. Maze, vote unanimous, to elect William L. Snider as Chairman of the Planning Commission for 2022. Mr. Snider chaired the remainder of the meeting.

Mr. Piccirilli made a motion, seconded by Mr. Snider, vote unanimous, to elect Jeffrey S. Maze as Vice-Chairman of the Planning Commission for 2022.

Mr. Snider made a motion, seconded by Mr. Maze, vote unanimous, to elect Karen Green as Secretary of the Planning Commission for 2022.

Mr. Maze made a motion, seconded by Mr. Piccirilli, vote unanimous, to appoint Kathryn L. Johnston of Reed, Tosh, Wolford and Douglass as Solicitor to the Planning Commission for 2022.

Mr. Piccirilli made a motion, seconded by Mr. Maze, vote unanimous, to hold the Planning Commission monthly business meetings at 7:30 P.M. in the Municipal Building, 1300 Brighton Road, Beaver, PA 15009 for 2022 and the January 2023 business meeting and annual reorganization on the following dates:

Monday, February 7, 2022
Monday, March 7, 2022
Monday, April 4, 2022
Monday, May 2, 2022

Monday, June 6, 2022
Tuesday, July 5, 2021
Monday, August 1, 2022
Tuesday, September 6, 2022
Monday, October 3, 2022
Monday, November 7, 2022
Monday, December 5, 2022
Wednesday, January 4, 2023

Minutes of December 6, 2021 Regular Meeting: Mr. Piccirilli made a motion, seconded by Mr. Maze, vote unanimous, to approve the minutes of the December 6, 2021 Regular Meeting.

Zoning Code Review: Agricultural Uses – At the December meeting the Solicitor presented a draft ordinance for agricultural uses that was reviewed and discussed. An updated draft ordinance was provided to the Commission for review. Ms. Johnston reviewed the updated version of the ordinance. The ordinance provides for new and revised definitions for Agricultural Operation, Farm (Agricultural Use), Home Gardening, Horticulture, Landscape/Garden Center, and Private Greenhouse. These uses are then provided for within the various zoning districts. The primary change, which was the impetus of the Code review, was adding Horticulture as a permitted use on a minimum of two acres.

Mr. Piccirilli made a motion, seconded by Mr. Maze, vote unanimous, to recommend that the Board of Supervisors proceed with the adoption steps to amend the Zoning Code to amend definitions and revising certain zoning districts to include Agricultural Operation, Farm (Agricultural Use), Home Gardening, Horticulture, Landscape/Garden Center, and Private Greenhouse uses.

Zoning Code Revisions: Wireless Communication Facilities – The Board of Supervisors has adopted Ordinance No. 231 to amend the Zoning Code for the regulation of Wireless Communication Facilities.

Comprehensive Plan: The Board of Supervisors has adopted the 2021 Brighton Township Implementable Comprehensive Plan.

Additional Business: Mr. Dehart told the Commission that the codified Zoning Code is being updated to include all of the recent ordinances that have been adopted to amend it.

Mr. Dehart asked the Commission to begin considering what land use code changes may be appropriate to implement recommendations of the recently adopted 2021 Brighton Township Implementable Comprehensive Plan.

Mr. Dehart distributed a copy of the 2021 Annual Report of the Planning Commission. Ms. Johnston noted from the report how busy the Commission was during the year preparing Code revisions, and thanked them each for their work. Likewise, the Commission thanked Ms. Johnston for all of her work preparing the ordinances necessary to amend the Township Code.

Adjournment: Mr. Piccirilli made a motion, seconded by Mr. Maze, vote unanimous, to adjourn the meeting at 7:58 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager