

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF MARCH 7, 2022

Mr. Snider called the March 7, 2022 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. No visitors were present.

PRESENT: William L. Snider, Chairman
Jeffrey S. Maze, Vice Chairman
Tim O'Brien
Mark Piccirilli
Kimberly Radler
Matthew Stewart

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

ABSENT: Karen Green, Secretary

Minutes of February 7, 2022 Regular Meeting: Mr. Stewart made a motion, seconded by Ms. Radler, vote unanimous, to approve the minutes of the February 7, 2022 Regular Meeting.

Zoning Code Amendment: Agricultural Uses – The Board of Supervisors will conduct a public hearing on March 14th on the proposed ordinance to amend the Zoning Code regarding agricultural uses. The Commission was provided a copy of the review comments of the Beaver County Planning Commission dated February 16, 2022.

Comprehensive Plan Action Steps: At the February meeting the Commission began discussing what action steps they wish to start with for the new plan. The initial review concentrated on changes to the Subdivision & Land Development Code. The Solicitor and Manager have met with the Township Engineer to begin drafts of the text changes. Mr. Dehart summarized the meeting and areas discussed. It largely covered those areas discussed by the Commission at their February meeting. This included connectivity between plans for both roads and greenways and reducing the maximum slope of roads, currently 12% for local streets. Another item discussed was to require increased lot widths on streets with slopes greater than 10%.

Mr. Maze reviewed, as an example, the plans for Deerfield Reserve where a segment of a local street does have a 12% slope. He also noted the radius of the street curve and how that in combination with the steep slope could impact individual lots. His recommendation was to reduce the percentage of the permitted slope on curves and to increase the curve radius.

Mr. Stewart provided samples of applying two different connectivity indexes to plans within the Township. It was an interesting comparison between plans. The Township can decide

if this is something they wish to apply in the future. Mr. Stewart also emphasized the need to green space and trail connectivity between plans, and recommended an increase in the recreation impact fee, currently set at \$500 per lot.

The Commission will continue to review these topics in the coming months.

Approve Grant Support Letters: Brighton Township is applying for grants to renovate the Social Hall as an indoor recreation center. One application is through the DCED Local Share Account grant program and the second is through the DCNR Recreation and Conservation grant program. The Commission noted that the project is consistent with the 2021 Implementable Comprehensive Plan, which recommends the implementation of the Indoor Recreation Center Feasibility Study for the subject property.

Mr. Maze made a motion, seconded by Mr. Piccirilli, vote unanimous, to authorize the Chairman to sign letters of support and specify that the project is consistent with the Comprehensive Plan.

Additional Business: There was no additional business.

Adjournment: Ms. Radler made a motion, seconded by Mr. Stewart, vote unanimous, to adjourn the meeting at 8:09 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager