

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF JUNE 6, 2022

Mr. Snider called the June 6, 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
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 May 2, 2022 Regular Meeting: Ms. Radler made a motion, seconded by Mr. Stewart, vote unanimous, to approve the minutes of the May 2, 2022 Regular Meeting.

Doughty Plan of Lot Consolidation: Application has been filed by Richard S. & Vanessa R. Doughty to consolidate Lot Nos. 350 and 351 in the Brighton Fields Phase 3B Plan into one (1) lot. The Commission received and reviewed the site plan prepared by Pringle-Nero Land Surveying, Inc. dated April 22, 2022, the Township Engineer's review comments dated June 2, 2022 and the Beaver County Planning Commission review letter dated May 31, 2022. A correction to the front yard setback on the zoning table is needed.

Mr. Stewart made a motion, seconded by Mr. Piccirilli, vote unanimous, to recommend approval of the Doughty Plan of Lot Consolidation as prepared by Pringle-Nero Land Surveying, Inc. dated April 22, 2022, subject to compliance with the Township Engineer's review comments dated June 2, 2022.

Keeping of Chickens: At the May meeting two (2) residents attend to present a proposal to amend the regulations for the keeping of chickens. The Commission discussed amending the zoning regulations for the keeping of chickens and asked that draft regulations be prepared. The Solicitor has prepared a draft ordinance, based upon existing Code that provided options for lot size, setbacks and other items related to the keeping of chickens. The Commission reviewed the draft and decided that a table with a sliding scale would be developed wherein the number of chickens permitted would depend upon the lot size. A minimum lot size of 15,000 SF was the consensus. The property line setback and the setback from dwellings on adjoining properties was reviewed also. The current regulation is a minimum setback of the coop or enclosure of 30-feet

from the property line and 50-feet from a dwelling on an adjoining lot. A proposal for these setbacks will be included in the table also for consideration at the next meeting.

Comprehensive Plan Action Steps: The Commission previously discussed what action steps they wish to implement from the recommendation of the 2021 Implementable Comprehensive Plan. The initial review concentrated on changes to the Subdivision & Land Development Code to address connectivity, density, green space and cul-de-sac lengths. The Solicitor and Manger met with the Township Engineer and their planner, Joanne Shelly, to review a draft of comments developed for this purpose. That draft was shared with the Commission. There are a number of definitions recommended for addition to the Subdivision and Land Development Code and Zoning Code. There are a number of standard details within the Public and Private Improvement Code that need added or updated. This includes the table of maximum street grades.

They have also recommended updating the 2016 Greenway Plan to coincide with recommendations of the Comprehensive Plan and provide specific areas for connectivity. Language on the requirements for sidewalks is recommended, and specifics for limiting the lengths of cul-de-sacs. A fee-in-lieu of program for sidewalks can also be developed in areas where sidewalks are not recommended for both sides of a street, or if they are being deferred to a future date. Redefining open space and where it is to be located and what is permitted to qualify as open space and appropriate connections to those areas, including breaks on longer streets. A discussion of residential architecture requirements was also part of the review.

The buffer yard section is also recommended for change, to reduce the number of plantings in some instances and to simplify the current regulations. A smaller caliper of tree is now recommended. Landscaping for parking areas has changed over time as well. The lighting regulations will be updated.

The Commission will review the notes for further comments. Ms. Johnston also asked to Commission to consider how they would define Rural Character, a term often used within the Comprehensive Plan.

Additional Business: There was no additional business.

Adjournment: Ms. Radler made a motion, seconded by Mr. Piccirilli, vote unanimous, to adjourn the meeting at 8:35 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager