

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF JULY 5, 2022**

Mr. Snider called the July 5, 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. One (1) visitor was present.

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

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

VISITOR: John Raught, 655 Sebring Road

**Minutes of June 6, 2022 Regular Meeting:** Ms. Radler made a motion, seconded by Mr. O'Brien, vote unanimous, to approve the minutes of the June 6, 2022 Regular Meeting.

**Milne Plan of Lot Revision:** Application has been filed by Michael & Phyllis R. Milne to take three (3) contiguous lots and reconfigure them into two (2) lots. The Commission reviewed the site plan prepared by Pringle-Nero Land Surveying, Inc. dated June 1, 2022 and the Township Engineer's review letter of June 20, 2022. The Township Engineer's reviewed stated that the plan complied with Township Codes.

Mr. O'Brien made a motion, seconded by Ms. Green, vote unanimous, to recommend approval of the Milne Plan of Lot Revision as prepared by Pringle-Nero Land Surveying, Inc. dated June 1, 2022.

**Keeping of Chickens:** The Commission has been reviewing the zoning regulations for the keeping of chickens. The Solicitor prepared a draft ordinance, based upon existing Code, that provide options for lot size, setbacks and other items related to the keeping of chickens. The Commission reviewed the draft. Mr. Stewart stated that he thought the consensus was to start with a minimum lot size of 15,000 SF rather than the ½ acre as shown in the draft. After further discussion it was agreed to start at ½ acre with three (3) permitted chickens. The chart provides for additional chickens as being permitted as the lot size incrementally increases. It was agreed to include all zoning districts for single family detached dwellings.

Mr. Raught stated that he does not support changing the ordinance to permit the keeping of chickens on smaller lots. He sees no benefit to the community to do so. He also noted that it

could create unnecessary costs for inspections and enforcement. He questioned why the Commission was pursuing this. Ms. Johnston said that residents had appeared before the Board of Supervisors requesting changes to the ordinance to permit the keeping of chickens on all residential properties. The Board referred them to the Commission for review and recommendation.

The Commission discussed the application of the regulations to farm uses. It was decided to have the definitions for agricultural uses reviewed to be sure there were not conflicts, or if additional definitions needed to be revised. A proposed final ordinance will be prepared and presented at the August meeting.

**Comprehensive Plan Action Steps:** The Commission previously discussed 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. Comments were reviewed at the June meeting. At this time Code text has not been provided.

**Additional Business:** Mr. Dehart told the Commission that the PA House has passed a Bill that would establish decommission requirements for alternative energy facilities. It would supersede Township requirements that have been established for solar and wind energy facilities. If it subsequently becomes law, the Township will need to amend the Zoning Code to comply.

Mr. Dehart stated that he had previously forwarded to the Commission information provided by a property owner in the C2 Mixed Use District. He noted that the current zoning only permits a maximum 30,000 SF structure for warehousing per lot. Larger structures are permitted as part of a mixed use. He noted that the cost of development is much greater under this requirement as multiple lots and buildings would be required to develop a commercial site. He also noted that many new industrial park type buildings up to 120,000 SF have attractive facades and entries, with loading located to the rear.

The Commission members will review the information. They did note that the existing Code requirements were written following public input on the proposed C2 Mixed District and other planning efforts.

Ms. Johnston reminded the Commission to consider how they would define Rural Character, a term often used within the Comprehensive Plan.

**Adjournment:** Mr. Stewart made a motion, seconded by Ms. Green, vote unanimous, to adjourn the meeting at 8:36 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Manager