

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF AUGUST 1, 2022**

Mr. Snider called the August 1, 2022 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. Three (3) visitors were present.

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

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

ABSENT: Tim O'Brien

VISITORS: Pamela Miller, 103 Northview Circle  
William Sheerin, 4270 Dutch Ridge Road  
John Bilyak, broker with Colliers International

**Minutes of July 5, 2022 Regular Meeting:** Ms. Green made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the minutes of the July 5, 2022 Regular Meeting.

**Ordinance – Zoning Code Amendment Keeping of Chickens:** The Commission has been reviewing the zoning regulations for the keeping of chickens. Based upon comments and the discussion that have taken place, the Solicitor has prepared a proposed final ordinance to amend the Zoning Code, Section 195-137.11 Keeping of Chickens.

Pamela Miller stated that she reviewed the proposed ordinance and recommended changes. She said that she has researched other ordinances for the keeping of chickens, and noted that she is a certified veterinarian technician. She said that the setback requirement of 50-feet to a property line for the coop was too large in her opinion. She said that many lots are 100 feet wide or less in the Township and that this would exclude them from keeping chickens, even in circumstances where those lots are very deep and can be over 1-acre in size. She did not object to the 100-foot setback from dwellings on adjacent lots. The current setback requirement where chickens are permitted is 30-feet. Ms. Miller recommended a minimum coop size of four (4) SF per chicken for the health of the chicken. For the same reason she recommended that the run size be established as a minimum of 10 SF and a maximum of 20 SF per chicken. Further, she recommended that the run area enclosures also have a top, since chickens can fly. It was suggested that a maximum height

for the coop also be set. The Commission thanked Ms. Miller for her comments on the ordinance proposal.

The Commission discussed the recommended changes, and asked the Solicitor to prepare an updated ordinance that would provide for a minimum setback of 30-feet to the property line for the coop and run areas, established a coop size with a minimum of four (4) SF per chicken and a maximum height of 10-feet. The run area shall be established as a minimum of 10 square feet and a maximum of 20 SF per chicken. The revised ordinance will be presented at the next meeting of the Commission.

**C-2 Mixed Use – Zoning for Warehouses:** In attendance were John Bilyak, a broker with Colliers International, and Bill Sheerin, who owns 4270 Dutch Ridge Road, to discuss the zoning requirements in the C-2 Mixed Use District for Distribution and Warehousing, as well as Light Industrial uses. Mr. Sheerin's property is located within the C-2 Mixed Use zoning district. The Zoning Code permits these uses as a conditional use up to 30,000 SF. A building can be up to 50,000 SF, if it is part of a mixed-use development.

Mr. Sheerin stated that he has marketed his property for several years. Based on the feedback that has been received over that time period, there is no interest from potential buyers or developers to develop the property as retail uses due to current demographics and vehicular traffic patterns. Interest has centered around light industrial and warehousing type uses. Mr. Bilyak said this type of interest is due to the property's proximity to the I376 corridor with easy transportation routes to Pittsburgh, the Pittsburgh International Airport, and to other locations easily accessible by highway. The cracker plant is also nearby as well. The "pinch-point" has been the limitation on building size of a maximum of 30,000 SF. He said there is an economy of scale to develop these sites, and multiple building pads on individual lots significantly increases the development cost. There are also end users who may desire more space. Due to the topography a building pad of approximately 7-acres is possible in the large pasture area, which would accommodate a 120,000 SF building. With flex-space a developer could provide multiple end users with the space needed. He provided schematics of similar projects to show the type of building space he was describing. It was discussed that the smaller field area on the western side of the site may be better suited as a residential zoning classification.

The Commission thanked them for their time in appearing and input that they provided for the Commission's further consideration. Mr. Dehart will place this item on next month's agenda for additional discussion.

**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.

**Private Swimming Pool:** Mr. Dehart discussed two (2) zoning items regarding swimming pools that he addresses with residents as the Zoning Officer. The first was the setback requirement of 20-feet to the property line for the pool and any attached improvements such as decking or

concrete apron. Homes can be 10-feet and detached garages up to 720 SF can be 5-feet from the side and rear property lines. Setback reductions are a common variance application. Mr. Dehart also noted that the fencing requirements in the Zoning Code exceed those of the Uniform Construction Code. Above ground swimming pools with side walls 48-inches or greater do not need any additional railing or fencing to comply with the building codes. The Zoning Code requires an 18-inch railing around the top of the pool or a minimum 48-inch high fence around the pool. The same applies for in-ground pools that have walkable covers. He asked the Commission to consider these items for further review next month.

**Additional Business:** Mr. Stewart announced that he will be moving from the Township for a new job and will be resigning. He stated how much he has enjoyed his time on the Commission and the interaction with the other members and the public. Each of the Commission members thanked him for his participation and how much they appreciated his planning and transportation experiences.

**Adjournment:** Ms. Radler made a motion, seconded by Mr. Stewart, vote unanimous, to adjourn the meeting at 9:24 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Manager