

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF SEPTEMBER 6, 2022

Mr. Snider called the September 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. There is one (1) vacancy on the Commission due to the resignation of Matthew Stewart.

PRESENT: William L. Snider, Chairman
Karen Green, Secretary
Tim O'Brien
Mark Piccirilli

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

ABSENT: Jeffrey S. Maze, Vice Chairman
Kimberly Radler

Minutes of August 1, 2022 Regular Meeting: Ms. Green made a motion, seconded by Mr. O'Brien, vote unanimous, to approve the minutes of the August 1, 2022 Regular Meeting.

Ordinance – Zoning Code Amendment Keeping of Chickens: At the August meeting the Commission made some additional recommendations regarding regulations for the keeping of chickens. The Solicitor presented a proposed final ordinance to amend the Zoning Code, Section 195-137.11 Keeping of Chickens.

Ms. Green made a motion, seconded by Mr. O'Brien, vote unanimous, recommending for adoption the ordinance to amend the Zoning Code, Section 195-137.11 Keeping of Chickens and forward it to the Board of Supervisors for their consideration.

Zoning for Private Swimming Pool: At the August meeting the Manager addressed two zoning items regarding swimming pools that are asked about frequently. The two (2) items were the setback requirement of 20-feet and the fencing requirements that exceed those of the Uniform Construction Code. The Commission had no objections to reducing the setback to 10-feet. However, for the barrier and fencing requirements they did not favor any changes to the Zoning Code to remove requirements for fencing for in-ground pools. For above-ground pools the Commission would consider changes that require barrier and fencing requirements to comply with the Pennsylvania Uniform Construction Code by reference. That Code is a safety code. However, where pools are dug into slopes the Commission favors keeping the fencing requirements.

The Solicitor and Manager will draft a proposed ordinance to amend the Zoning Code to implement these recommended changes.

C-2 Mixed Use – Zoning for Warehouses: At the August meeting Bill Sheerin, who owns property in the C-2 Mixed Use District, was in attendance with his realtor to discuss the zoning requirements for Distribution and Warehousing, as well as Light Industrial uses. The Code permits these uses as a conditional use up to 30,000 SF. If over 30,000 SF, it must be done as part of a mixed-use development. Mr. Sheerin asked the Commission to reconsider the 30,000 SF limitation and the restriction of one building per lot. The Commission discussed this request in more detail, and found merit in the request. There was also discussion about the possible re-zoning of a portion of the property to a residential use as part of any change. It was stated during the prior meeting that a building of 120,000 SF could be accommodated at the property location. The Commission will consider the size question before the next meeting, look at the definitions for permitted uses, and evaluate the current zoning design regulations for setbacks, orientation and loading docks.

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 recently met with the Township Engineer to review some text changes and definitions for the Zoning Code. Additional changes will be forthcoming for the Subdivision and Land Development Code.

Additional Business: Mr. Dehart stated that there will be a special grant application period through DCNR. The Township will consider a land acquisition grant for the property that links the two (2) areas of Two Mile Run Park.

Adjournment: Mr. Piccirilli made a motion, seconded by Ms. Green, vote unanimous, to adjourn the meeting at 8:27 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager