

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF OCTOBER 3, 2022

Mr. Snider called the October 3, 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. Two (2) visitors were present.

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

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

ABSENT: Karen Green, Secretary

VISITORS: Justin A. Smith, 202 Woodview Drive
William Sheerin, 4270 Dutch Ridge Road

Welcome New Member: Christopher Dugan has been appointed to fill the vacancy created by the resignation of Matt Stewart. Mr. Dugan gave a brief introduction and he was welcomed by the members of the Commission.

Minutes of September 6, 2022 Regular Meeting: Mr. Piccirilli made a motion, seconded by Mr. Maze, vote unanimous, to approve the minutes of the September 6, 2022 Regular Meeting.

Ordinance – Zoning Code Amendment Keeping of Chickens: The Board of Supervisors has forwarded the proposed ordinance recommended by the Commission to amend the Zoning Code, Section 195-137.11 Keeping of Chickens to the Beaver County Planning Commission for their review and comment. It is anticipated that they will select the date for a public hearing at their next meeting.

Ordinance - Zoning for Private Swimming Pool: At the September meeting the Commission reviewed the zoning requirements for swimming pools and made recommendations for revisions. The Solicitor has prepared a proposed ordinance to amend the Zoning Code, Section 195-123 Private Swimming Pools to incorporate those changes. As proposed, the amendments reduce the required setback for private swimming pools from 20-feet to 10-feet. The ordinance also amends the barrier/fencing requirements for above-ground pools to meet the Uniform Construction Code and International Swimming Pool and Spa Code, with additional fencing requirements above these regulations for pools dug into slopes. There are no changes proposed to

the fencing requirements for inground swimming pools. The Commission reviewed the ordinance proposal and found that their recommendations had been incorporated.

Ms. Radler made a motion, seconded by Mr. O'Brien, vote unanimous, recommending for adoption the ordinance to amend the Zoning Code, Section 195-123 Private Swimming Pools and forward it to the Board of Supervisors for their consideration.

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. Additional information from Mr. Sheerin has been sent and forwarded to the Commission. This information included pictures of buildings from other locations that are of the size Mr. Sheerin was suggesting. He was in attendance to answer any additional questions for the Commission.

The Commission discussed this further and any other possible Zoning Code changes specific to the C2 Mixed Use Zoning District for the use(s) being discussed. The type of building being discussed would not be appropriate in a mixed-use development. Changes to the language in the current zoning should be evaluated as part of this review. The current zoning limits the maximum height to 4-stories or 48-feet. There are specific building design criteria, including building materials, in place. Design criteria should also include windows. There was discussion about defining additional categories of use and the possible ratio of loading docks to lineal feet. Outdoor storage should be limited or restricted. It was suggested that a zoning overlay district be created so that larger scale buildings would be sited based upon specific criteria. There was also discussion about the possible re-zoning of the western portion of the property to a residential use. Mr. Sheerin was not opposed to this change.

The Solicitor and Manager will review the Code based upon the discussion and make some recommendations next month.

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. Smith asked if there has been any contact with Roberts Run LLC about the possible development of their property. Mr. Smith owns property in that area of Tuscarawas Road. Mr. Dehart said that he had contact with them. He had contacted them about a possible land acquisition as the rear of the Roberts Run LLC property is identified on the Official Map as future land acquisition. Mr. Dehart was advised that they would be presenting a sketch plan of a possible plan layout within a 60-day period.

Mr. Dehart stated that there is a special grant application period through DCNR. The Township will consider two applications. The first is to develop Phase II of the Two Mile Run Park trails project. The second is a land acquisition grant for a portion of the Baycura Property that connects with other Township property and provides direct access to Brighton Road. Mr. Dehart is seeking letters of support.

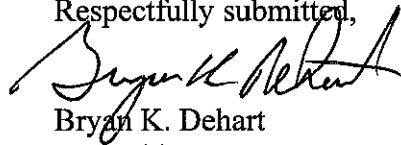
Mr. O'Brien made a motion, seconded by Mr. Piccirilli, to amend the agenda to include an additional item to be voted upon. The item is DCNR Grant Support Letters.

DCNR Grant Support Letters: Ms. Radler made a motion, seconded by Mr. O'Brien, vote unanimous, to authorize the Chairman, to issue a letter of support to Brighton Township for an application to PA DCNR for the development of Phase II of the Two Mile Run Trails project. The Commission finds this project consistent with the 2021 Implementable Comprehensive Plan and the Two Mile Run Park Master Plan.

Mr. Piccirilli made a motion, seconded by Mr. Maze, vote unanimous, to authorize the Chairman, to issue a letter of support to Brighton Township for an application to PA DCNR for a land acquisition of the Baycura Property. The Commission finds this project consistent with the 2021 Implementable Comprehensive Plan. It was understood that this application may not be able to be filed due to time constraints.

Adjournment: Mr. O'Brien made a motion, seconded by Mr. Piccirilli, vote unanimous, to adjourn the meeting at 8:36 P.M.

Respectfully submitted,



Bryan K. Dehart
Township Manager