

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF DECEMBER 5, 2022

Mr. Maze called the December 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: Jeffrey S. Maze, Vice Chairman
Karen Green, Secretary
Christopher Dugan
Tim O'Brien
Mark Piccirilli
Kimberly Radler

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

ABSENT: William L. Snider, Chairman

VISITOR: William Sheerin, 4270 Dutch Ridge Road

Minutes of November 7, 2022 Regular Meeting: Ms. Green made a motion, seconded by Ms. Radler, vote unanimous, to approve the minutes of the November 7, 2022 Regular Meeting.

Branthoover Subdivision and Consolidation Plan: Application has been filed by two (2) adjoining lot owners to subdivide and consolidate 4-lots into 2-lots. Two (2) lots are owned by Robert and Lynn Branthoover and two (2) lots are owned by Jashi Alexander Branthoover. The Commission reviewed the plan prepared by Interstate Survey Group, LLC and the review letters of the Township Engineer dated November 11, 2022 and the Beaver County Planning Commission dated November 16, 2022. Two minor changes are noted in the Township Engineer's letter. The front yard setback was incorrectly listed and a 10-foot side yard setback needs established for the new lot line at the northeast corner of proposed Lot 2.

Mr. Piccirilli made a motion, seconded by Mr. O'Brien, vote unanimous, to recommend approval of the Branthoover Subdivision and Consolidation Plan prepared by Interstate Survey Group, LLC subject to compliance with the Township Engineer's review comments by letter dated November 11, 2022.

Ordinance No. 234 - Zoning Code Amendment for Private Swimming Pool: The Board of Supervisors has adopted Ordinance No. 234 to amend the Zoning Code, Section 195-123 Private Swimming Pools.

Ordinance No. 235 – Zoning Code Amendment Keeping of Chickens: The Board of Supervisors has adopted Ordinance No. 235 to amend the Zoning Code, Section 195-137.11 Keeping of Chickens.

Ordinance - Zoning Code Amendment for C-2 Mixed Use: The Commission reviewed the proposed ordinance to amend the C-2 Mixed Use District that was updated by the Solicitor and Manager to address the comments and recommendations made by the Commission at prior meetings. Mr. Dehart said that a definition has been added for Building Area or Building Footprint. Mr. Sheerin asked about the Distribution Center (Warehouse) use excluding the bulk storage of flammable materials. Flammable is distinguished from combustible by being able to catch fire at a lower temperature.

Ms. Radler made a motion, seconded by Mr. Dugan, vote unanimous, to recommend the ordinance to amend the Brighton Township Zoning Code C-2 Mixed Use District to the Board of Supervisors for adoption.

Ordinance - Zoning Map Amendment: The Commission reviewed the proposed ordinance to adopt an amended Zoning Map. The change would rezone Tax Parcel No. 55-152-0137.000 (Haffey property) and a portion of Tax Parcel No. 55-152-0135.P00 (Sheerin property) from C2 Mixed Use District to R1 Rural Residential District. Mr. Dehart said the proposed district boundary line through the Sheerin property is the natural gas pipeline right of way. The location of that right of way is being confirmed by the Township Engineer's office.

Mr. Piccirilli made a motion, seconded by Mr. O'Brien, vote unanimous, to recommend the ordinance to amend the Brighton Township Zoning Map to the Board of Supervisors for adoption.

Ordinance – Zoning Code Amendment Buffer Yard Requirements: The Commission reviewed the proposed ordinance to amend the Zoning Code Section 195-137.1 Buffer Yard Requirements. These changes were recommended by the planner for Lennon, Smith, Souleret Engineer as part of her overall review of the Zoning Code. The Commission had no further comments on the proposal.

Ms. Green made a motion, seconded by Ms. Radler, vote unanimous, to recommend the ordinance to amend Zoning Code Section 195-137.1 Buffer Yard Requirements to the Board of Supervisors for adoption.

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 to that Code. There were no updates.

Additional Business: Mr. Dehart told the Commission that he has a proposal from Strategic Solutions to prepare updated recreation fee in lieu of dedication update.

Adjournment: Ms. Green made a motion, seconded by Mr. Dugan, vote unanimous, to adjourn the meeting at 8:07 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager