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**Brighton Township Planning Commission
2022 Annual Report**

The Brighton Township Planning Commission was created by Township Ordinance, which sets the terms of membership and establishes the powers and duties of the Commission. Members of the Commission serve as volunteers, and are appointed by the Board of Supervisors to review land use proposals, such as subdivision and land developments, and make recommendations on their adoption to the Board. They also develop and review amendments to the Township’s land use codes. The Commission holds monthly meetings to conduct all business. The Commission welcomes all input from residents on the Township’s land use policies and other matters that fall under their review. The Commission’s goal is to maintain and improve the character of Brighton Township.

2022 Commission Members:

William L. Snider, Chairman
Jeffrey S. Maze, Vice Chairman
Karen Green, Secretary
Christopher Dugan (October to December)
Tim O’Brien
Mark Piccirilli
Matthew Stewart (January to August)
Kimberly Radler
Kathryn L. Johnston, Solicitor

Following is a brief summary of the Commission’s formal activities during 2022.

Subdivision & Land Development Application Plan Reviews:

- | | |
|---|------------|
| 1. Doughty Plan of Lot Consolidation (2 lots consolidated) | 1 Lots* @ |
| 2. Milne Plan of Lot Revision (3 lots revised into 2 lots) | 2 Lots** @ |
| 3. Branthoover Subdivision & Consolidation (4 lots revised into 2 lots) | 2 Lots** |

@ Denotes final approval granted by Board of Supervisors - plan recorded.

* Denotes 1 lot with existing dwelling/building.

Implementable Comprehensive Plan: In December 2021, the Board of Supervisors adopted the 2021 Brighton Township Implementable Comprehensive Plan after recommendation of adoption by the Planning Commission. During 2022 the Commission reviewed and began various code revisions based upon recommendations of the Plan.

Land Use Regulations: The Commission conducted reviews of the land use codes and prepared and recommended several ordinances as a result. The recommendations included new

definitions, established uses and conditions for uses, and other details. The most comprehensive changes are summarized below.

Zoning Code Amendment for Agricultural Uses – The Commission prepared amendments to the Zoning Code that provided new and revised definitions for Agricultural Operation, Farm (Agricultural Use), Home Gardening, Horticulture, Landscape/Garden Center, and Private Greenhouse. The uses are also provided for within the various zoning districts. The Code regulations were adopted by the Board of Supervisors as Ordinance No. 232.

Zoning Code Amendment for Private Swimming Pool – The Commission prepared amendments to the Zoning Code, Section 195-123 Private Swimming Pools to make them more consistent with the requirements of the Uniform Construction Code and International Swimming Pool and Spa Code. The Code regulations were adopted by the Board of Supervisors as Ordinance No. 234.

Zoning Code Amendment for Keeping of Chickens – The Commission prepared amendments to the Zoning Code, Section 195-137.11 Keeping of Chickens. The changes updated the regulations for coops, maintenance standard, yard requirements and permitting. The Code regulations were adopted by the Board of Supervisors as Ordinance No. 235.

Zoning Code Amendment for C-2 Mixed Use - The Commission prepared and recommended for approval a proposed ordinance to amend the C-2 Mixed Use District that provides new and revised definitions, including new and revised uses, and conditions for the uses. The ordinance has been forwarded to the Board of Supervisors for consideration of adoption.

Zoning Map Amendment - The Commission prepared and recommended for approval a proposed ordinance to adopt an amended Zoning Map. The proposal is to rezone certain property from C2 Mixed Use District to R1 Rural Residential District. The ordinance has been forwarded to the Board of Supervisors for consideration of adoption.

Zoning Code Amendment Buffer Yard Requirements - The Commission prepared and recommended for approval a proposed ordinance to amend the Zoning Code Section 195-137.1 Buffer Yard Requirements. The proposal updates standard details, buffer yard densities, planting details and recommended planting lists to include more native Pennsylvania species. The ordinance has been forwarded to the Board of Supervisors for consideration of adoption.