

## BRIGHTON TOWNSHIP PLANNING COMMISSION

### MINUTES OF FEBRUARY 6, 2023

Mr. Snider called the February 6, 2023 meeting of the Brighton Township Planning Commission to order at 7:31 P.M. The meeting was conducted at the Municipal Building, 1300 Brighton Road, Beaver, PA. Two (2) visitors were present, Don Bara and Levin Marling of JHA Companies.

PRESENT: William L. Snider, Chairman  
Kimberly Radler, Vice Chairwoman  
Karen Green, Secretary  
Christopher Dugan  
Jeffrey S. Maze  
Tim O'Brien

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

ABSENT: Mark Piccirilli

**Minutes of January 4, 2023 Reorganization & Regular Meeting:** Ms. Radler made a motion, seconded by Ms. Green, vote unanimous, to approve the minutes of the January 4, 2023 Reorganization & Regular Meeting.

**Finn Subdivision Plan:** JHA Companies has filed the Finn Subdivision Plan as a pre-application plan for review and comment prior to proceeding with a formal application. In attendance to present the plan were Don Bara and Levin Marling of JHA Companies.

Mr. Bara presented an update plan in response to the Township Engineer's second review letter dated February 6, 2023. The Finn property is located at the intersection of Eighth Avenue and Anderson Avenue. Anderson Avenue is a private street, not maintained by the Township. Mr. Bara presented a three (3) lot subdivision. Ian and Andrea Finn have an existing home on the residual parcel with access from Eighth Avenue. Lot Nos. 1 and 2 have proposed access from Anderson Avenue. Lot No. 2 to is proposed as a new home site for a family member and Lot No. 1 will be retained at this time. Mr. Bara acknowledged that Anderson Avenue is a private road. The plan proposes the dedication of additional right-of-way. He asked if the Commission would recommend a waiver for additional lots on a private street if the Finns entered into a maintenance agreement with the existing lots on Anderson Avenue.

After discussion it was suggested that two (2) flag lots with access to Eighth Avenue and a comment driveway could be the best way to proceed. Otherwise, the applicant needs to establish that they have the legal authority to create additional lots on a private street. It was also noted that a method of providing sewage access for Lot No. 2 needs to be established. Mr. Bara thanked the Commission for their input, and the representatives of JHA left the meeting at this time.

**Pupio Plan No. 2:** Application has been filed for a two (2) lot subdivision at the intersection of Brady Run Road and Grange Road. Lot 1 has an existing dwelling and Lot 2 has a Non-Building Waiver attached to it. The Commission reviewed the plan of subdivision as prepared by Graff Surveying, LLC and the Township Engineer review letter dated January 31<sup>st</sup>. The plan has been sent the Beaver County Planning Commission for review. Mr. Dehart noted that Mr. Pupio is deceased. The adjoining owner, Mr. Boyde, intends to purchase the Lot No. 2 being created by this plan. That lot has a Non-Building Waiver attached to it. The Commission deferred action pending receipt of a response to the January 31, 2023 plan review from the Township Engineer and Beaver County Planning Commission review comments.

**Ordinance - Zoning Code Amendment for C-2 Mixed Use:** The Commission previously recommended for approval an ordinance to amend the C-2 Mixed Use District. The Board of Supervisors has scheduled a public hearing on the proposed ordinance at 6:15 PM on Monday, March 13<sup>th</sup>. The Commission received a copy of the Beaver County Planning Commission review letter dated January 18, 2023.

**Ordinance - Zoning Map Amendment:** The Commission previously recommended for approval an ordinance adopt an amended Zoning Map. The Board of Supervisors has scheduled a public hearing on the proposed ordinance at 6:30 PM on Monday, March 13<sup>th</sup>. The Commission received a copy of Beaver County Planning Commission review letter dated January 18, 2023.

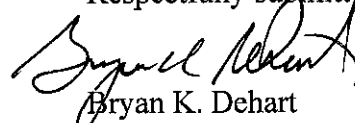
**Ordinance - Zoning Code Amendment Buffer Yard Requirements:** The Commission previously recommended for approval ordinance to amend the Zoning Code Section 195-137.1 Buffer Yard Requirements. The Board of Supervisors has scheduled a public hearing on the proposed ordinance at 6:30 PM on Monday, February 13<sup>th</sup>. The Commission received a copy of the Beaver County Planning Commission review letter dated January 18, 2023.

**Comprehensive Plan Action Steps:** The Commission previously discussed what action steps they wish to start with for the new plan. The Commission previously recommended for approval an ordinance There is no additional update at this time.

**Additional Business:** Mr. Dehart advised the Commission of a recent meeting with the owner of the property referred to as Roberts Run and a potential development plan in the future. The Commission also was given a planning document on tiny homes as something that may be looked into for zoning purposes in the future.

**Adjournment:** Mr. Dugan made a motion, seconded by Ms. Green vote unanimous, to adjourn the meeting at 7:50 P.M.

Respectfully submitted,

  
Bryan K. Dehart  
Township Manager