

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF MARCH 6, 2023

Mr. Snider called the March 6, 2023 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 in attendance.

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

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

Minutes of February 6, 2023 Regular Meeting: Ms. Green made a motion, seconded by Mr. Dugan, vote unanimous, to approve the minutes of the February 6, 2023 Regular Meeting.

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 revised plan of subdivision as prepared by Graff Surveying, LLC in response to the Township Engineer's review letter dated January 31, 2023 and the Solicitor's letter of February 7, 2023. The Beaver County Planning Commission has provided review comments by letter of February 16, 2023. Mr. Dehart reported that the Township Engineer issued a second review letter dated March 6, 2023 in response to the revised drawing. All items have been addressed. The Engineer noted that a Planning Waiver & Non-Building Waiver form Lot 2 is needed. That has been provided.

Mr. Piccirilli made a motion, seconded by Mr. O'Brien, vote unanimous, to recommend approval of Pupio Plan No. 2 as prepared by Graff Surveying LLC dated August 2, 2022 and last revised February 22, 2023.

Pupio PADEP Planning Waiver & Non-Building Declaration: The Pupio Plan No. 2 includes a Planning Waiver & Non-Building Waiver on Lot 2, which is 14.83 acres in size. The Owner, purchaser of the parcel, and Sewage Enforcement Officer have signed the form for this purpose. The Planning Commission reviewed the requested waiver and form.

Mr. Maze made a motion, seconded by Mr. Piccirilli vote unanimous, to approve the requested planning waiver and non-building declaration for Lot 2 in the Pupio Plan No. 2 and authorizing the Chairman to execute the Request for Planning Waiver & Non-Building Declaration form.

Peters-Pentz Plan of Subdivision: This plan subdivides two (2) lots into four (4) lots. The two (2) lots are owned by Benjamin S. Pentz (730 Tuscarawas Road) and Marvin G. & Jennifer Peters (750 Tuscarawas Road). The Commission reviewed the site plan dated January 30, 2023 as prepared by Lennon, Smith, Souleret Engineering, Inc. and the Beaver County Planning Commission review letter dated February 22, 2023. The subdivision plan and application have been filed by the Township. The Township intends to purchase Lot 2 and Lot 3 for the purpose of constructing a stormwater facility as part of the implementation of the Township's Pollution Reduction Plan that is part of the MS4 program. Mr. Pentz will retain Lot 4, a vacant lot) and Mr. & Ms. Peters will retain Lot 1.

Mr. O'Brien made a motion, seconded by Ms. Radler, vote unanimous, to recommend approval of the Peters-Pentz Plan of Subdivision as prepared by Lennon Smith Souleret Engineering, Inc. dated February 1, 2023 and last revised February 7, 2023.

Finn Subdivision Plan: At the February meeting the Commission reviewed the Finn Subdivision Plan as a pre-application plan for review and comment. For additional information the Commission was provided with a copy of the plan that created Anderson Avenue. That plan shows the property owned by the Finns as being subdivided into multiple lots with access to Anderson Avenue.

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 will conduct a public hearing on the proposed ordinance at 6:15 PM on Monday, March 13th.

Ordinance - Zoning Map Amendment: The Commission previously recommended for approval an ordinance adopt an amended Zoning Map. The Board of Supervisors will conduct a public hearing on the proposed ordinance at 6:30 PM on Monday, March 13th.

Ordinance No. 237 - Zoning Code Amendment Buffer Yard Requirements: The Board of Supervisors has adopted Ordinance No 237 to amend the Zoning Code Section 195-137.1 Buffer Yard Requirements.

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: There was no additional business.

Adjournment: Ms. Radler made a motion, seconded by Ms. Green vote unanimous, to adjourn the meeting at 7:52 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager