

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF MAY 1, 2023

Mr. Snider called the May 1, 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. There were no visitors.

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

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

ABSENT: Kimberly Radler, Vice Chairwoman

Minutes of April 3, 2023 Regular Meeting: Mr. O'Brien made a motion, seconded by Ms. Green, vote unanimous, to approve the minutes of the April 3, 2023 Regular Meeting.

Lot Consolidation Plan for Borselli: Application has been filed to consolidate two (2) lots on Darlington Road. The property is Lot Nos. 5 and 6 in the Brighton Meadows Plan. The Commission reviewed the site plan prepared by Shoup Engineering, Inc. dated March 23, 2023 and the review comments of the Township Engineer dated April 4, 2023. The Commission also received and reviewed the Beaver County Planning Commission dated April 4, 2023. An updated review letter from the Township Engineer dated April 27, 2023 has been received. This letter notes that the remaining item outstanding is to locate the on-lot testing sites for the on-lot sewage and the proposed well site. Mr. Dehart said that an on-lot sewage permit for the site has been approved by the Sewage Enforcement Officer.

Mr. Maze made a motion, seconded by Mr. Piccirilli, vote unanimous, to recommend approval of the Lot Consolidation Plan for Borselli as prepared by Shoup Engineering, Inc. subject to compliance with the Township Engineer's review letter of April 27, 2023.

Zoning Code Amendment: At the April meeting the Manager reviewed some language that was included in the C2 Mixed Use District that he was recommending for change as it related to setbacks from residential uses. The Solicitor has prepared a proposed ordinance for consideration by the Commission. The Solicitor and Manager reviewed the changes. Three (3) were corrections to text that was outdated and needed to be updated. The others were to the C2 Mixed Use District. There were numerous references to setbacks being from "a residential district boundary or residential use." It is recommended that the term "residential use", which is not

defined, be changed to “dwelling unit”, which is defined. Some of the references were eliminated or reduced.

Mr. Dehart also reviewed the definition for Private Greenhouse which limits the size to 400 square feet. He noted that accessory structures 500 square feet or smaller only need a zoning permit and recommended the permitted size be increased to 500 square feet. The Commission agreed with this change.

Mr. Maze made a motion, seconded by Mr. O’Brien, vote unanimous, to recommend approval of the proposed ordinance to amend the Zoning Code.

Comprehensive Plan Action Steps: The Commission previously discussed what action steps they wish to start with for the new plan. The Commission previously recommended some changes to the Subdivision and Land Development Code. Those changes are being put into ordinance language by the Township Engineer. There is no additional update at this time.

Additional Business: The Commission discussed possible Zoning Code projects, including regulations for “tiny” homes. The Commission also discussed property maintenance issues.

Adjournment: Mr. Dugan made a motion, seconded by Mr. Piccirilli, vote unanimous, to adjourn the meeting at 8:02 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager