

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF JULY 3, 2023

Mr. Snider called the July 3, 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. Two (2) visitors were in attendance: William Sheerin, owner of 4270 Dutch Ridge Road, and Dennis D'Amico of Gateway Engineers.

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 June 5, 2023 Regular Meeting: Mr. Maze made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the minutes of the June 5, 2023 Regular Meeting.

Zoning Code Amendment: At the May meeting the Commission recommended changes to the Zoning Code. The proposed ordinance has been reviewed by the Board of Supervisors and a public hearing will be conducted prior to their August meeting.

Dutch Ridge Road Subdivision Plan: The Commission reviewed the subdivision plan prepared by Gateway Engineer dated June 6, 2023. Mr. D'Amico presented the plan on behalf of the applicant. This is a four (4) lot subdivision of the Sheerin property located at 4270 Dutch Ridge Road. Lot Nos. 1 and 2 are new residential lots. Lot No. 3 has an existing home (4270). Lot No. 4 is an undeveloped lot in the C-2 Mixed Use District. A pressurized public sewer system is proposed as part of the plan. Mr. Sheerin said the sewage line will be constructed parallel to the Dutch Ridge Road right-of-way. His property surrounds 4290 Dutch Ridge Road owned by the Stewarts. He has been in communication with them, and they are willing to dedicate a 20-foot wide sanitary sewer easement through their property, also parallel to Dutch Ridge Road. The plan is to construct a gravity sewer line from Dutch Ridge Road in front of Lot 2, cross the road and connect to the manhole located in the Antler Ridge Plan.

No action was taken on the plan pending receipt of the review letters of the Township Engineer, Sewage Authority engineer and the Beaver County Planning Commission.

Sewage Planning Module Dutch Ridge Road Subdivision Plan: A PA DEP Sewage Planning Module is required for the Dutch Ridge Road Subdivision Plan. The plan proposes a pressurized sewage system to provide sewage service to the four (4) lots in the plan, including the existing home at 4270 Dutch Ridge Road. The sewer line extension will also serve the existing home at 4290 Dutch Ridge Road. The Commission reviewed Component 4A – Municipal Planning Agency Review. It was noted that the module is for five (5) EDUs as it included the connection of the Stewart lot to the public sewer line once it is constructed.

Mr. Maze made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve and authorize the Chairman to sign Component 4A of the Sewage Facilities Planning Module.

Comprehensive Plan Action Steps: The Commission previously discussed what action steps they wish to start with for the new plan. The Township Engineer has submitted proposed amendments to the Subdivision and Land Development Code for review. The Commission reviewed and discussed the proposed changes. There are some changes to definitions and other textual changes that the Commission had no comments on. The Design Standards in Article V were reviewed. Section 180-21 sets for the purposes and goals of the Transportation and Street Requirement. Language has been added stating that it will be determined by the Township if certain goals or requirements can be achieved, rather than a developer determining if a recommendation can be achieved.

Under Street Lighting the Commission recommended that the option of individual on-lot lighting/lamp posts being substituted for street lighting be removed. The Commission discussed the section on Blocks. This has been used to determine the minimum street length in the past. Mr. Dehart recommended that the minimum public street requirement meet Penn DOT standards for Liquid Fuels reimbursement. It was also determined to not reduce the maximum length. The Commission suggested that more specific language be added if the Township wishes to limit the length of cul-de-sacs or street segments between intersections. The Commission asked the Solicitor and Manager to propose a re-write on the section that discusses buffer breaks between homes. The section on grading now requires pad ready buildable lots.

The Commission will continue their review at the August meeting. Standard Detail updates are also needed as part of the review.

Additional Business: There was no additional business.

Adjournment: Ms. Green made a motion, seconded by Mr. Dugan, vote unanimous, to adjourn the meeting at 8:48 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager