

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF MAY 2, 2022**

Mr. Snider called the May 2, 2022 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 present.

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

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

VISITORS: Jill Evans, 110 Coleman Drive and Pamela Miller, 103 Northview Circle.

**Minutes of April 4, 2022 Regular Meeting:** Mr. Piccirilli made a motion, seconded by Mr. O'Brien, vote unanimous, to approve the minutes of the April 4, 2022 Regular Meeting.

**Keeping of Chickens:** Several residents attended the last Board of Supervisors meeting regarding the keeping of chickens. They were referred to the Commission to present their position on this subject. Present tonight were Jill Evans and Pamela Miller to discuss this subject. The Commission was provided with a copy of the documents provided to the Board of Supervisors. Ms. Evans and Ms. Miller also provided a proposed ordinance for the keeping of chickens that was modeled after the regulations adopted by Beaver Borough.

Mr. Stewart said that he believes the Township should revisit the regulating of chickens and permit them on smaller lots than currently permitted. Currently, the keeping of chickens is permitted on a minimum lot size of 3-acres in the R-2 and SC-1 zoning districts. They are permitted in any zoning district on a minimum lot of 10-acres. Ms. Radler had researched ordinances from other communities and found that some require a permit for the keeping of chickens with an annual renewal and inspection to confirm compliance with adopted regulations.

The general consensus of the Commission was that the regulations be revised to permit the keeping of chickens on smaller lots in all zoning districts. The issues to be decided are: Minimum lot size; Minimum setback from the property line; Minimum setback from homes; and Permitted number of chickens. The Commission asked the Solicitor to prepare a draft ordinance with these items to be discussed further at the next meeting.

**Comprehensive Plan Action Steps:** At the February and March meetings the Commission began discussing what action steps they wish to start with for the new plan. The initial review concentrated on changes to the Subdivision & Land Development Code. The Solicitor and Manger have met with the Township Engineer to begin drafts of the text changes. However, at this writing no drafts have been submitted.

**Approve Grant Support Letters:** Brighton Township is applying for a grant through the DCED Greenways, Trails and Recreation grant program for the Two Mile Run Trails Phase II project. A planning consistence letter is required. The project is for the construction of 4,850 LF of natural trail surface that would connect with the Phase I trail system. The project is a recommendation of the Two Mile Run Park Master Plan.

Mr. Maze made a motion, seconded by Ms. Green, vote unanimous, to authorize the Chairman to sign a memorandum confirming that the project is consistent with the 2021 Implementable Comprehensive Plan.

Mr. Dehart advised the Commission of three (3) grant applications being filed through the DCED Watershed Restoration and Protection Program. All three (3) projects are for implementation of the Township's Pollution Protection Plan under the MS4 permit. The first project is the construction of the Beaver Woods Stormwater Basin within the Brady Run Watershed. This project is in permitting. Funding of \$300,000 is being requested. The second project is the Two Mile Run Stormwater Basin in the Six Mile Watershed. It is under design. Funding of \$300,000 is being requested. The third project is the Two Mile Run Stream Restoration. This includes the construction of rock vane stepping pools and a riparian buffer. This is on a tributary to Two Mile Run creek.

Ms. Radler made a motion, seconded by Mr. Stewart, vote unanimous, to authorize the Chairman to sign a memorandum for each project confirming that the project is consistent with the 2021 Implementable Comprehensive Plan.

**Additional Business:** Mr. Piccirilli discussed the possibility of securing a grant for the installation of charging stations for vehicles and bicycles to be placed within the Township. This was a topic at the PSATS Convention he recently attended.

**Adjournment:** Ms. Green made a motion, seconded by Mr. Piccirilli, vote unanimous, to adjourn the meeting at 8:18 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Manager