

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF SEPTEMBER 5, 2023**

Mr. Snider called the September 5, 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 present.

PRESENT: William L. Snider, Chairman  
Kimberly Radler, Vice Chairwoman  
Tim O'Brien  
Jeffrey S. Maze

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

ABSENT: Karen Green, Secretary  
Christopher Dugan  
Mark Piccirilli

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

Mr. Snider announced that there was no quorum present at the scheduled August 7, 2023 meeting. Therefore, no official meeting was held, and there are no minutes.

**Zoning Code Amendment – Day-Care Center Use:** A request has been made by Anne Rose for the Township to consider permitting a Day-Care Center use in the C-1 Neighborhood Commercial District. She is considering this use for the lower level of the existing building located at 65 Maple Drive. She attended the scheduled August meeting to present her idea to those in attendance. A copy of the handout she prepared was distributed for review and discussion.

The Solicitor has prepared a Zoning Code Amendment to include Day-Care Center as a Permitted Principal Use in the C-1 Neighborhood Commercial District and the C-2 Mixed Use District. The Commission discussed and agreed that the use would be consistent in both districts.

Ms. Radler made a motion, seconded by Mr. O'Brien, vote unanimous, to recommend for approval by the Board of Supervisors the ordinance to amend the Zoning Code to include a Day-Care Center as a Permitted Principal Use in the C-1 Neighborhood Commercial District and the C-2 Mixed Use District.

**Sheerin Farm Plan of Lots (Dutch Ridge Road Subdivision Plan):** It was noted that this subdivision has been renamed. The initial plan submission was known as the Dutch Ridge Road Subdivision Plan. It is now known as the Sheerin Farm Plan of Lots.

This plan is a four (4) lot subdivision of the Sheerin property located at 4270 Dutch Ridge Road. The property is split by a zoning district boundary. Lot Nos. 1 and 2 are new residential lots within the R-1 Rural Residential District. Lot No. 3 has an existing home (4270). Lot No. 4 is an undeveloped lot in the C-2 Mixed Use District. Lot Nos. 3 and 4 are located within the C-2 Mixed Use District. A pressurized public sewer system is proposed as part of the plan. The Commission received and reviewed the subdivision plan prepared by Gateway Engineer dated July 20, 2023 revised in response to the Township Engineer's July 6<sup>th</sup> review comments. The Commission also reviewed the Township Engineer's July 25, 2023 plan review comments, the Sewage Authority engineering review dated August 30, 2023, and the Beaver County Planning Commission review letter dated July 19, 2023. The property surrounds the single family home located at 4290 Dutch Ridge Road. This home will also be served by the proposed sewer system extension.

Mr. Maze made a motion, seconded by Ms. Radler, vote unanimous, to recommend approval of the Sheerin Farm Plan of Lots subject to PA DEP Sewage Planning Module Approval, approval of the Brighton Township Sewage Authority (BTSA), and the applicant entering into an approved Developer's Agreement with the BTSA.

**Subdivision & Land Development Code Updates:** The Commission previously reviewed a draft of proposed changes to the Subdivision and Land Development Code. The Solicitor will include the Commission's recommendations from those reviews into a final ordinance proposal. At this time, the Commission is waiting for the Township Engineer to submit their recommended changes to the Minimum Construction Standards and Details before a final ordinance proposal to amend the Code can be finalized.

**Recreation Fee In Lieu of Dedication:** Strategic Solutions has prepared the calculations and language changes to update the permitted recreational impact fee. The Commission received a copy of the report. The report will be an amendment to the Brighton Township Public Recreation Land and Facilities Plan, initially adopted in February 2005. The revised calculations permit a fee per residential unit of up to \$967.57. The fee is subject to adoption by the Board of Supervisors. The report also prepared language amendments that will be included within the Subdivision and Land Development Code updates.

**Additional Business:** There was no additional business.

**Adjournment:** Mr. O'Brien made a motion, seconded by Ms. Radler, vote unanimous, to adjourn the meeting at 8:05 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Manager