

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF NOVEMBER 6, 2023**

Mr. Snider called the November 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 present.

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

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

ABSENT: Jeffrey S. Maze

**Minutes of October 2, 2023 Regular Meeting:** Ms. Radler made a motion, seconded by Ms. Green, vote unanimous, to approve the minutes of the October 2, 2023 Regular Meeting.

**Peters-Brighton Township Plan of Subdivision:** This is a subdivision of the Peters property (Lot 1 & Lot 2) and the consolidation of Lot 2 with land owned by Brighton Township (Lot 3). The plan has been prepared by Lennon, Smith, Souleret Engineering. The consolidated lot will be the location of a stormwater retention facility being constructed to implement the Township's Pollution Reduction Plan (PRP), part of its PA DEP stormwater permit under the MS4 program. Mr. Dehart said that the Commission previously reviewed this as the Peter-Pentz Plan of Subdivision and recommended its approval at the March 6, 2023 Commission meeting. However, the Township was unable to finalize a land acquisition with Mr. Pentz. Subsequently, the Township filed a condemnation action to secure the property for the PRP project. Ms. Johnston said that although the Township is the owner of the land as a result of the condemnation action, additional steps remain, including a determination of the compensation to be paid. Ms. Johnston is working with Mr. & Ms. Peters to finalize a property purchase agreement that can only be finalized after the subdivision plan is recorded.

Mr. Piccirilli made a motion, seconded by Mr. O'Brien, vote unanimous, to recommend approval of the Peters-Brighton Township Plan of Subdivision as prepared by Lennon, Smith, Souleret Engineering Inc.

**Zoning Code Amendment:** At the October meeting the Commission recommended for approval 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, as well as a corrective change for the C-2 Mixed Use District. The Board of Supervisors have forwarded the amendment to the Beaver County Planning Commission for review and comment.

**Subdivision & Land Development Code Updates:** The Commission previously reviewed the draft of proposed changes to the Subdivision and Land Development Code and the Solicitor is putting these into a final ordinance proposal. The Commission was forwarded the Township Engineer's recommended changes to the Minimum Construction Standards and Details by email. Most of the changes were updates to the type of stone or asphalt used, referencing Penn DOT standards. However, it was noted that the residential sidewalk width is increased from 4-feet to 5-feet. The island detail is revised to better define turning radius requirements and the tapering method. The Minimum Construction Standards and Details will be adopted by Resolution and referenced within to the Subdivision and Land Development Code, Chapter 180.

The Solicitor distributed a draft of the updated language in Section 180-64.1 Public recreation land and facilities. This update is for the recreational impact fee. A copy of the draft Resolution to update the Public Recreation Plan was provided to the Commission and reviewed by Mr. Dehart. The Resolution adopts updates to the February 2005 Public Recreation Land and Facilities Plan that was prepared by Olsen & Associates, LLC. The updates were prepared by Strategic Solutions. Based upon the updated study a fee of \$1,427.27 per residential unit can be charged as a Recreation Fee in Lieu of Dedication. The current fee charged is \$500. A final fee amount will be established by the Board of Supervisors by Resolution. The fee is collected at the time of building permit application. Minor subdivisions of three (3) or fewer lots are exempted.

Ms. Johnston is also reviewing all of the signature blocks. They will be removed from Chapter 180 and adopted by reference as part of the Minimum Construction Standards and Details. She is also going to review them with Ronald Alberti, Recorder of Deeds.

**LSA Grant Support Letters:** Brighton Township is making grant applications through the Local Share Account Statewide Grant Program for funding to construct the Two Mile Run PRP Improvements Project and funding for the Mini-Grader Procurement. Mr. Dehart reviewed the scope of the grant projects. The Brighton Township Municipal Authority (BTMA) is also applying for project funding for the Tuscarawas Waterline Replacement Project and the Gypsy Glen Standpipe Improvements Project. Mr. Dehart reviewed the scope of the grant projects.

Ms. Radler made a motion, seconded by Mr. Piccirilli, vote unanimous, to authorize the Chairman to sign a letter of support for each of the four (4) projects reviewed, stating the projects are consistent with the 2021 Implementable Comprehensive Plan.

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

**Adjournment:** Ms. Green made a motion, seconded by Mr. Piccirilli, vote unanimous, to adjourn the meeting at 7:46 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Manager