

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF DECEMBER 4, 2023

Mr. Snider called the December 4, 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 eight (8) visitors present.

PRESENT: William L. Snider, Chairman
Kimberly Radler, Vice Chairwoman
Karen Green, Secretary
Christopher Dugan
Jeffrey S. Maze
Mark Piccirilli

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

ABSENT: Tim O'Brien

VISITORS: Stan Ledzinski, 2005 Tuscarawas Road; William Bailey, 1985 Tuscarawas Road; John Kramer, 5330 Tuscarawas Road; and J. Gary Gardner, 5260 Tuscarawas Road. Brad Roman, P.E.; Casey Marchfeld; and David Ulmer of Larson Design Group, Inc. Joseph Katruska, DRB Group.

Minutes of November 6, 2023 Regular Meeting: Ms. Radler made a motion, seconded by Ms. Green, vote unanimous, to approve the minutes of the November 6, 2023 Regular Meeting.

Subdivision for McGrath: This is a 3-lot subdivision being created out of two (2) existing parcels. The Commission reviewed the plan of subdivision prepared by JHA Companies dated November 14, 2023 and a letter of application explaining the subdivision, also from JHA Companies. The Commission also received the Township Engineer's review letter dated November 30, 2023. Mr. Dehart confirmed that the applicant has filed a Sewage Planning Module for review and submission to the PA DEP. The sewage capacity certifications have been provided by the Brighton Township Sewage Authority and the Vanport Township Municipal Authority.

The Commission asked that the stubs for Hickory Street be labeled. The Commission asked where the point of sewage connection is planned for Lot "B" is to take place. The assumption is at the manhole located at the end of pavement for Hickory Street. A 50' access easement is identified on Lot "B" for the benefit of Lot "A". If it is a common access, it should be identified. Mr. Dehart will convey these questions to the applicant.

The Beaver County Planning Commission review letter has not yet been received. The Commission deferred action pending receipt of that letter.

Lot Consolidation Plan Roberts Run Subdivision: Application has been made by Roberts Run, LLC to consolidate four (4) existing lots into one (1) parcel that is the subject of a separate application for a subdivision plan for single family homes. The consolidated lot is 66.3923 acres in size. The plan was prepared by Larson Design Group dated November 13, 2023. The Commission received a copy of the Township Engineer's review letter dated December 1, 2023. The Commission had no additional comments to provide on the lot consolidation. The Beaver County Planning Commission review letter has not yet been received. The Commission deferred action pending receipt of that letter.

Roberts Run Subdivision: Roberts Run, LLC has filed a 55-lot plan of subdivision for single family homes. Lot Nos. 1-53 are new building lots. Lot No. 54 is an open space lot, and Lot No. 55 is an open space lot with a stormwater management facility. Present to represent the plan were Brad Roman, P.E., Casey Marchfeld, and David Ulmer of Larson Design Group, Inc. Also present was Joseph Katruska, of the DRB Group who will be the home builder.

Mr. Roman did a brief overview of the plan. Lot Nos. 1 to 52 will be developed with single family homes. Lot 53 is being held in reserve at this time. It may be sold independently. Lot 54 (25.6425 acres) will be dedicated as open space and become part of Two Mile Run Park. Lot 55 (16.3355 acres) will have the storm water retention facility.

Ms. Radler asked if a traffic study has been completed, including a site distance study. Mr. Roman stated that an application is being made to Penn DOT for access to Tuscarawas Road that will include a site distance analysis. Mr. Dehart said the Zoning Code requires a traffic access/impact analysis when a new plan generates 75 or more peak hour trips. Mr. Baily asked about the lot sizes and what improvements will be at the entry. Mr. Roman confirmed that all lots will meet the minimum lot size requirements of Brighton Township. The Highway Occupancy Plan will show any intended improvements at the intersection.

Mr. Dehart asked about sewage service to Lot 53. Mr. Roman said that is under review. Mr. Dehart said that a landscape plan and lighting plan are needed. The landscape plan should identify any proposed development sign for the housing plan. A plan for traffic control devices is needed. It was noted that sidewalks are only on one side of the street at Lots 1-3. He asked the Planning Commission to review this. Sidewalk ramps are needed at the intersections.

Mr. Gardner asked if there are minimum construction standards for aesthetics. Mr. Dehart said that there are not. All homes constructed will need to meet the minimum construction standards of the Uniform Construction Code. Mr. Katruska said that the homes to be constructed would be similar to those currently being constructed in the Deerfield Reserve Plan by DRB Homes. The homes range in size from 1,800 SF to over 3,000 SF. A portion of the road is outside the plan boundaries on land of Brighton Township. This change allows for a loop road to be developed in lieu of multiple dead end streets. The road will be ultimately be dedicated and owned by the Township, and there are no other improvements on Township property. The roadway will front on Township owned open space that is part of Two Mile Run Park. All work will be subject to design review, approval, and inspection by the Township Engineer.

Mr. Gardner said that this plan will result in the school district approaching its capacity for students. He said additional home construction in the future will ultimately require costly school expansions and renovations and significant increases in real estate tax rates to pay for it. He favors zoning changes that increase lot sizes, which, in turn, reduces the number of buildable lots. He favors litigating with developers rather than approving additional traditional subdivision plans. He noted the community input during the comprehensive plan process favored land preservation. The Solicitor advised that there has to be a balance between preservation of open space and land owner rights. The Township has encouraged land preservation and has taken steps independently to preserve land through the official map process and land acquisitions. Mr. Maze pointed out that many areas of the Township do not have access to public water and sewage which limits the amount of land available for large scale development.

The plan has been submitted to the Township Engineer and Beaver County Planning Commission for their review and comment. The plan is also under review by the Brighton Township Municipal Authority and Brighton Township Sewage Authority. The Commission deferred action pending receipt of those reviews and plan revisions.

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 will conduct a public hearing on the proposed ordinance at 6:30 P.M. on Monday, December 11th.

Subdivision & Land Development Code Updates: The Commission previously reviewed the draft of proposed changes to the Subdivision and Land Development Code and the Solicitor will be putting these into a final ordinance proposal. There are no updates since the prior meeting.

Additional Business: There was no additional business.

Adjournment: Mr. Maze made a motion, seconded by Ms. Radler, vote unanimous, to adjourn the meeting at 8:55 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager