

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF JANUARY 3, 2024

Mr. Snider called the January 3, 2024 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 was one (1) visitor 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

VISITOR: William Bailey, 1985 Tuscarawas Road

Reorganization: The first order of business was the nomination and election of officers for 2024.

Ms. Radler made a motion, seconded by Mr. Piccirilli, vote unanimous, to elect William L. Snider as Chairman of the Planning Commission for 2024.

Mr. Piccirilli made a motion, seconded by Mr. O'Brien, vote unanimous, to elect Kimberly Radler as Vice-Chairwoman of the Planning Commission for 2024.

Ms. Radler made a motion, seconded by Mr. Dugan, vote unanimous, to elect Karen Green as Secretary of the Planning Commission for 2024.

Ms. Green made a motion, seconded by Mr. O'Brien, vote unanimous, to appoint Kathryn L. Johnston as Solicitor to the Planning Commission for 2024.

Mr. Piccirilli made a motion, seconded by Mr. Dugan, vote unanimous, to hold the Planning Commission monthly business meetings at 7:30 P.M. in the Municipal Building, 1300 Brighton Road, Beaver, PA 15009 for 2024 and the January 2025 business meeting and annual reorganization on the following dates:

Monday, February 5, 2024

Monday, March 4, 2024

Monday, April 1, 2024
Monday, May 6, 2024
Monday, June 3, 2024
Monday, July 1, 2024
Monday, August 5, 2024
Tuesday, September 3, 2024
Monday, October 7, 2024
Monday, November 4, 2024
Monday, December 2, 2024
Tuesday, January 7, 2025

Minutes of December 4, 2023 Regular Meeting: Ms. Green made a motion, seconded by Mr. Dugan, vote unanimous, to approve the minutes of the December 4, 2023 Regular Meeting.

Subdivision for McGrath: This is a 3-lot subdivision being created out of two (2) existing parcels. The Commission reviewed the revised plan of subdivision prepared by JHA Companies dated November 14, 2023, last revised December 4, 2023, with their cover letter stating how the review comments had been addressed. The Commission also received and reviewed the Township Engineer's review dated December 5, 2023 and Beaver County Planning Commission letter of December 20, 2023. Mr. Dehart said that the PA DEP approval of the Sewage Facilities Planning Module has been received. That was the final pending item on the Township Engineer review.

Ms. Radler made a motion, seconded by Mr. O'Brien, vote unanimous, recommending approval of the Subdivision for McGrath as prepared by JHA Companies dated November 14, 2023 and last revised December 4, 2023.

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 Commission received the revised consolidation plan with the December 27, 2023 cover letter of Larson Design Group in response to the Township Engineer's review of December 1, 2023. The Beaver County Planning Commission letter of December 20, 2023 was also reviewed by the Commission.

Mr. Piccirilli made a motion, seconded by Ms. Green, vote unanimous, to recommend approval of the Lot Consolidation Plan Robert Run Subdivision as prepared by Larson Design Group dated November 13, 2023 and last revised December 4, 2023, subject to compliance with the Township Engineer's review letter dated December 1, 2023.

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. The Commission reviewed and commented on the plan during their December 4, 2023 meeting. Since that meeting the review comments of the Township Engineer, Brighton Township Municipal Authority, and Brighton Township Sewage Authority have been received, and copies were provided to the Commission. The Beaver County Planning Commission letter of December 20, 2023 was also reviewed. Revised

plans are being prepared in response to the review comments and it is anticipated they will be reviewed at the February meeting.

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 adopted the recommended changes as Ordinance No. 241.

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: Mr. Dehart distributed a copy of the 2023 Annual Report of the Planning Commission.

The Solicitor reported that she had attended a seminar on solar power and agricultural land. She will send a link for the Commission to review information. She noted that the Commission has already addressed many of the issues involved for this land use.

Adjournment: Ms. Radler made a motion, seconded by Ms. Green, vote unanimous, to adjourn the meeting at 8:08 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager