

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF FEBRUARY 5, 2024

Ms. Radler called the February 5, 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 were Four (4) visitors present.

PRESENT: Kimberly Radler, Vice Chairwoman
Karen Green, Secretary
Christopher Dugan
Tim O'Brien
Mark Piccirilli

STAFF: Bryan K. Dehart, Township Manager

ABSENT: William L. Snider, Chairman
Jeffrey S. Maze
Kathryn L. Johnston, Solicitor

VISITORS: Kathleen Ohleger, 135 Evergreen Circle; John Kramer, 5330 Tuscarawas Road; J. Gary Gardner, 5260 Tuscarawas Road; and Brad Roman, P.E. of Larson Design Group, Inc.

Minutes of January 3, 2024 Reorganization and Regular Meeting: Ms. Green made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the minutes of the January 3, 2024 Reorganization and Regular Meeting.

Roberts Run Subdivision: Roberts Run, LLC has filed a 56-lot plan of subdivision for single family homes. Lot Nos. 1-53 are new building lots. Lot Nos. 54 and 56 are open space lots offered for dedication to Brighton Township, and Lot No. 55 is an open space lot with a stormwater management facility to be dedicated to the HOA. Revised plans with comment letters addressing the plan review comments previously issued by the Township Engineer, Brighton Township Municipal Authority, and Brighton Township Sewage Authority were submitted and provided to the Planning Commission. Review comments on the revised plans were submitted today by the Township Engineer, Brighton Township Municipal Authority, and Brighton Township Sewage Authority.

Brad Roman, P.E. of Larson Design Group, Inc. presented an update on the plan. He said their office is revising address the new review comments received today. He noted that street lighting has been added, and a landscape plan has been prepared and submitted. He noted that an additional lot has been created, Lot 56, to dedicate additional open space to Brighton Township. Application has been made to Penn DOT for a Highway Occupancy Permit (H.O.P.) for the road connection and Larson Design Group is responding to the first round of comments. A H.O.P. will

also be filed for utilities. Application has been made to the Beaver County Conservation District for a NPDES permit, and the first review comments on that application have been received.

Ms. Radler asked about the site distance requirements existing the plan onto Tuscarawas Road. Mr. Roman said that Penn DOT will conduct field measurements to determine if the plan meets their permit requirements. The new road exist has been staked in the field for this purpose. An H.O.P. will not be issued unless Roberts Run meets Penn DOT requirements. Ms. Radler said she is concerned due to speeding on Tuscarawas Road. Ms. Ohleger agreed that there is excessive speeding on Tuscarawas Road and stated that an additional 55-lots would have a negative impact on traffic conditions on Tuscarawas Road.

Mr. Dehart asked if the stormwater facility will need to be increased in size, based upon the review comments of the Township Engineer. Mr. Roman said that those comments have not yet been evaluated, having been received today. But it does appear that could be the case. Ms. Ohleger asked if there would be an impact on Two Mile Run Creek. Mr. Dehart said that a stormwater management plan has been submitted for review. The rate of runoff from the site is not to exceed the predevelopment runoff. There will be site grading, and increased impervious areas for roads and homes. The stormwater from the roads and homes is being collected and diverted to a stormwater management facility. It does discharge to a tributary to Two Mile Run Creek. There are two lots being dedicated to the Township for open space that will add over 32 acres of land to Two Mile Run Park, and will provide a physical land connection of the existing park areas.

There were also questions on the site grading and mention of a recent landslide in Moon Township that impacted home owners. Mr. Dehart said that a geotechnical engineering report is submitted as part of the application and review process. That report details the requirements on how engineered fill is to be placed, water control measures, and related items. As part of the grading permit the applicant is required to have a geotechnical engineer on site that will need to certify that the cut and fills were constructed in compliance with the geotechnical report requirements.

Ms. Ohleger said the plan does not maintain the rural character of the Township and could lead to overpopulated schools. Mr. Gardner agreed, stating that residential development has a negative cost impact to the Township. Mr. Gardner also stated that he does not believe builders are complying with the Energy Conservation Code. Mr. Dehart said that applications for new homes include calculations to demonstrate compliance with the Energy Conservation Code and that the Township's third party building code official, Middle Department Inspection Agency (MDIA) reviews those submittals as part of the plan review and permit issuance. It is the Township's expectation that the Code is being complied with.

Mr. Gardner said he is hoping to have a group of citizens attend next weeks Board of Supervisors meeting to encourage them to make zoning changes that would be more restrictive on residential development by requiring much larger lot sizes. Mr. Dehart said that the Township has increased lot sizes in the past, and has prepared regulations that encourage more single-family home type developments rather than multi-family developments.

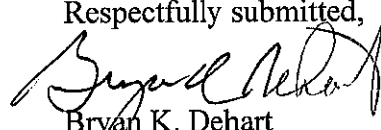
Ms. Radler said that there are still many review comments to be addressed and that the Planning Commission was not prepared to make a recommendation on the plan submittal.

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. Mr. Dehart said that he spoke with the Township Engineer's office and they are currently working on revisions to the Standard Details. There are also some recommended changes regarding water supply.

Additional Business: There was no additional business.

Adjournment: Ms. Green made a motion, seconded by Mr. Dugan, vote unanimous, to adjourn the meeting at 8:28 P.M.

Respectfully submitted,



Bryan K. Dehart
Township Manager