

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF MARCH 4, 2024

Ms. Radler called the March 4, 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 no visitors present.

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

STAFF: Bryan K. Dehart, Township Manager

ABSENT: William L. Snider, Chairman
Kathryn L. Johnston, Solicitor

Minutes of February 5, 2024 Regular Meeting: Ms. Green made a motion, seconded by Mr. O'Brien, vote unanimous, to approve the minutes of the February 5, 2024 Regular Meeting.

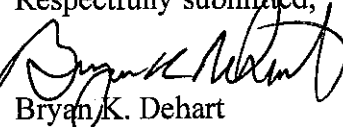
Roberts Run Subdivision: Roberts Run, LLC has filed a 56-lot plan of subdivision for single family homes. Lot Nos. 1-53 are new building lots. Lot Nos. 54 and 56 are open space lots offered for dedication to Brighton Township, and Lot No. 55 is an open space lot with a stormwater management facility to be dedicated to the HOA. Mr. Dehart said that revised plans in response to the most current comment letters have not yet been submitted for review. The design engineer has been on contact with the Township Engineer to review the prior comments. Revised plans have been submitted to Penn D.O.T. for their Highway Occupancy Permit.

Subdivision & Land Development Code Updates: The Solicitor prepared an updated draft of the Subdivision and Land Development Code for review and discussion, with a copy of the document sent to each member. Included was a draft of the updated Minimum Construction Standards and Details from October 2023. The details include several options for cluster box parking. The details are under final review by the Township Engineer. Mr. Dehart said that one for landscaping of access roads to detention facilities or other types of access points will be developed.

The update includes language changes for the Fee in Lieu Dedication based upon the revised Parks, Facilities and Open Space Plan. Language was added for water supply and fire hydrants. Prior changes were made for streets, sidewalks, and street lighting. Mr. Dehart said any further comments should be sent to his attention.

Additional Business: There was no additional business.

Adjournment: Ms. Green made a motion, seconded by Mr. Dugan, vote unanimous, to adjourn the meeting at 7:55 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager