

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF APRIL 1, 2024

Mr. Snider called the April 1, 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: 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: Charles Snitger, 925 Tuscarawas Road; William Bailey, 1985 Tuscarawas Road; Brad Roman, P.E. of Larson Design Group, Inc.; and Matt Brunner, President and Owner of Roberts Run, LLC.

Minutes of March 4, 2024 Regular Meeting: Ms. Green made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the minutes of the March 4, 2024 Regular Meeting.

McNamee Subdivision: Application has been made for a three (3) lot subdivision on Western and 5th Avenues. Lots 1 & 2 are proposed as new building lots for single family homes. The Remainder Lot has an existing home. The Commission reviewed the McNamee Subdivision plan prepared by Sample Land Surveying LLC. The plan been revised in response to the Township Engineer's review letter dated March 11, 2024. A copy of the Beaver County Planning Commission's review letter dated March 20, 2024 was also reviewed. Mr. Dehart said that the PA DEP sewage planning module has been approved.

Mr. Piccirilli made a motion, seconded by Ms. Green, vote unanimous, to recommend approval of the McNamee Subdivision plan prepared by Sample Land Surveying LLC.

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. In attendance to present the plan were Brad Roman, P.E. of Larson Design Group, Inc. and Matt Brunner, President and Owner of Roberts Run, LLC.

Revised plans have been submitted, along with response letters from Larson Design Group in response to the prior plan reviews. The Commission received a copy of the Township Engineer's review comments dated April 1, 2024. Mr. Roman reviewed the outstanding items, noting that many were related to permitting. This includes the PennDOT HOP for the road connection at Tuscarawas Road. Mr. Roman said review comments were received from PennDOT and those are being addressed. Site distance measurements show that the access will meet the PennDOT requirements. The Sewage Planning Module is pending approval subject to submission of a letter from Fish and Wildlife regarding time restrictions for tree cutting related to the Indiana Bat. There are outstanding items related to providing legal descriptions for various easements that are required to include grading, utility, and the common area around the postal kiosk. The Commission had no objections to the street names Talir Drive and Barron Drive.

Mr. Dehart reviewed the three (3) waivers that are being requested from requirements of the Subdivision and Land Development Code. First is the granting of a waiver of Sections 180-9 LOT and 180-22 Lots to not require Lots Nos 54, 55 and 56 to have frontage on a public street. Lot Nos. 54 and 56 are open space lots to be dedicated to Brighton Township, and these lots are contiguous to other properties owned by Brighton Township within Two Mile Run Park. Lot No. 55 will have the stormwater facility constructed, with the lot to subsequently be transferred to the HOA. A driveway to the facility will be constructed between Lot Nos. 14 and 15 within a 40-foot stormwater and access easement. Second is the granting of a waiver of Section 180-93A: Pedestrian Circulation to not require sidewalks on the west side of Taylir Drive from Tuscarawas Road to Lot No. 52, a distance of approximately 345 LF and no sidewalks on the Tuscarawas Road frontage. And, third, the granting a waiver of Section 180-64.1 Public recreation lands and facilities by accepting for dedication Lot Nos. 54 and 56 totaling 32.31 totaling 32.31 acres as Township parks and open space satisfying the requirements under this section. There were no objections by the Commission to granting of these requested waivers.

Ms. Radler asked if notice of construction start could be given to residents in the area. Mr. Brunner has not yet selected a contractor, but did say that such a notice could be provided. Ms. Johnston asked that the setbacks and lot dimensions be provided on the recording plan. Mr. Roman said this would be done.

Mr. Maze made a motion, seconded by Ms. Green, to recommend preliminary plan approval of the Roberts Run Subdivision as prepared by Larson Design Group dated March 20, 2023 as revised with final plan approval subject to the following conditions:

1. Applicant shall secure a Grading Permit from Brighton Township and comply with any conditions made a part of the permit approval, including the posting of financial security. An NPDES Permit shall be secured from the PA DEP prior to issuance of any Grading Permit by Brighton Township.
2. Applicant shall execute and have recorded a Stormwater Best Management Practices Operations and Maintenance Agreement with Brighton Township as prepared by the Township.

3. Applicant agrees to grant to Brighton Township for recording a minimum 20-foot width public access easement between Lots Nos. 19 and 20.
4. Securing a Pennsylvania Department of Transportation Highway Occupancy Permit for Taylir Drive access to Tuscarawas Road.
5. Compliance with the Township Engineer's comments of April 1, 2024, including any subsequent reviews undertaken pursuant to additional submittals by the applicant, and implementation of the required improvements.
6. Execution of a Developer's Agreement with Brighton Township, including the posting of the required financial security as approved by the Township Engineer.
7. Compliance with the Brighton Township Municipal Authority Engineer's comments of February 5, 2024, including any subsequent reviews undertaken pursuant to additional submittals by the applicant.
8. Securing a Pennsylvania Department of Transportation Highway Occupancy Permit for public water construction withing the Tuscarawas Road right-of-way.
9. Execution of a Developer's Agreement with the Brighton Township Municipal Authority, including the posting of the required financial security as may be approved by the Authority Engineer.
10. Compliance with the Brighton Township Sewage Authority Engineer's comments of February 5, 2024, including any subsequent reviews undertaken pursuant to additional submittals by the applicant.
11. PA DEP Sewage Planning Module approval.
12. Execution of a Developer's Agreement with Brighton Township Sewage Authority, including the posting of the required financial security as may be approved by the Authority Engineer.

The vote to approve the motion was five (5) "YES" votes and one (1) "NO" vote by Ms. Radler.

Subdivision & Land Development Code Updates: The Manager, Engineer and Solicitor conducted a final review of the updates last week. Mr. Dehart said the recommendation is to repeal the existing Subdivision and Land Development Code and adopt the updated Code. The Minimum Construction Standards and Details will be adopted by Resolution and property referenced within the updated Code.

Grant Support Letters: Brighton Township is making a grant application through the Federal legislative officer for FY25 Appropriations for funding to renovate the Social Hall and funding for a fire training center. The Brighton Township Municipal Authority is making application for Gypsy Glen Standpipe Improvements. The Brighton Township Sewage Authority

is making application for Todd Road Pump Station Improvements. The Manager reviewed the scope of each project.

Ms. Radler made a motion, seconded by Ms. Green, vote unanimous, to authorize the Chairman to sign letters of support for these applications.

Additional Business: Charles Snitger of 925 Tuscarawas Road said that Laurel Drive right of way is very wide at the Tuscarawas Road entry. Last year several of the large pine trees blew over in a wind storm. That area has now been over taken by weeds. He presented some photos of the site. He asked if the Township could take some action to clean it up and plant new trees. He thought the Planning Commission may wish to be part of the decision making process.

Mr. Dehart advised the Commission that the Township will be purchasing the Baycura property on Brighton Road, with closing anticipated in May. The Township has secured two (2) grants for the acquisition. With this land purchase and the future land dedications from Roberts Run, the Township will own both sides of Two Mile Run Creek from Brighton Road to Two Mile Run Park. The area is also being surveyed to aid in the development of an update to the Two Mile Run Park Master Plan.

Adjournment: Mr. Piccirilli made a motion, seconded by Ms. Radler, vote unanimous, to adjourn the meeting at 8:25 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager