

**Brighton Township Planning Commission
2023 Annual Report**

The Brighton Township Planning Commission was created by Township Ordinance, which sets the terms of membership and establishes the powers and duties of the Commission. Members of the Commission serve as volunteers, and are appointed by the Board of Supervisors to review land use proposals, such as subdivision and land developments, and make recommendations on their adoption to the Board. They also develop and review amendments to the Township’s land use codes. The Commission holds monthly meetings to conduct all business. The Commission welcomes all input from residents on the Township’s land use policies and other matters that fall under their review. The Commission’s goal is to maintain and improve the character of Brighton Township.

2023 Commission Members:

William L. Snider, Chairman
Kimberly Radler, Vice Chairwoman
Karen Green, Secretary
Christopher Dugan
Jeffrey S. Maze
Tim O’Brien
Mark Piccirilli
Kathryn L. Johnston, Solicitor

Following is a brief summary of the Commission’s formal activities during 2023.

Subdivision & Land Development Application Plan Reviews:

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| 1. Brighton Township Consolidation Plan No. 1
(consolidate 2 lots: Two Mile Run Park) | 1 Lot @ |
| 2. Pupio Plan No. 2 | 2 Lots @*# |
| 3. Subdivision Plan for Finn | 3 Lots @* |
| 4. Lot Consolidation Plan for Borselli (consolidate 2 lots) | 1 Lot @* |
| 5. Sheerin Farm Plan of Lots (1 lot non-residential) | 4 Lots @* |
| 6. Peters-Brighton Township Plan of Subdivision & Consolidation Plan | 2 Lots * |
| 7. Subdivision for McGrath | 3 Lots |
| 8. Roberts Run Lot Consolidation Plan (consolidates 4 lots) | 1 Lot |
| 9. Roberts Run Subdivision | 55 Lots |

@ Denotes final approval granted by Board of Supervisors - plan recorded.

* Denotes 1 lot with existing dwelling/building.

Denotes lot with non-building waiver

Land Use Regulations: The Commission conducted reviews of the land use codes and prepared and recommended several ordinances as a result. The recommendations included new definitions, established uses and conditions for uses, and other details. The most comprehensive changes are summarized below.

Zoning Code Amendment Buffer Yard Requirements – During 2022 the Commission prepared and recommended for approval a proposed ordinance to amend the Zoning Code Section 195-137.1 Buffer Yard Requirements. The proposal updated standard details, buffer yard densities, planting details and recommended planting lists to include more native Pennsylvania species. During 2023 the Board of Supervisors adopted the recommendations as Ordinance No 237.

Zoning Code Amendment for C-2 Mixed Use - During 2022 the Commission prepared and recommended for approval a proposed ordinance to amend the C-2 Mixed Use District that provides new and revised definitions, including new and revised uses, and conditions for the uses. During 2023 the Board of Supervisors has adopted the recommendations as Ordinance No. 238.

Zoning Map Amendment - During 2022 the Commission prepared and recommended for approval a proposed ordinance to adopt an amended Zoning Map. The proposal rezoned certain property from C-2 Mixed Use District to R-1 Rural Residential District. During 2023 the Board of Supervisors has adopted the recommendation as Ordinance No. 239.

Zoning Code Amendment for C-2 Mixed Use & Definitions – The Commission recommended for approval an ordinance that made text corrections to the Zoning Code that were outdated. Consistency changes were made so that setback references were to defined terms. The definition for Private Greenhouse was updated. The Board of Supervisors adopted the recommendations as Ordinance No. 240.

Zoning Code Amendment Day Care – The Commission prepared and recommended for approval a proposed ordinance to amend the 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 adopted the recommendations as Ordinance No. 241.

Recreation Fee In Lieu of Dedication – During 2023 the Township worked with a planning consultant, Strategic Solutions to prepare calculations and language changes to update the permitted recreational impact fee. A report was prepared by the consultant and used by the Board of Supervisors to adopt Resolution No. 2023-29, amending the Brighton Township Public Recreation Land and Facilities Plan. The Commission has prepared draft language utilizing the report to update the Subdivision and Land Development Code, Section 180-64.1 Public Recreation Land and Facilities. These amendments will permit an increase of the Recreation Fee In Lieu of Dedication for new residential developments. These recommendations are in draft form at this time.

Subdivision & Land Development Code Updates – The Commission has been reviewing Design Standards within the Code for recommended updates on transportation and street requirements,

street lighting, and other public improvement requirements for new development. The Commission is also working with the Township Engineer by reviewing updates for the Public and Private Improvement Code and the Construction Standard Details.