

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF JUNE 3, 2024

Mr. Snider called the June 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. One (1) visitor was present.

PRESENT: William L. Snider, Chairman
Kimberly Radler, Vice Chairwoman
Christopher Dugan
Tim O'Brien

STAFF: Bryan K. Dehart, Township Manager
Kathryn L. Johnston, Solicitor

ABSENT: Karen Green, Secretary
Jeffrey S. Maze
Mark Piccirilli

VISITOR: Ed Stuck

Minutes of May 6, 2024 Regular Meeting: Mr. O'Brien made a motion, seconded by Ms. Radler, vote unanimous, to approve the minutes of the May 6, 2024 Regular Meeting.

Lot Line Revision Plan for Beaver Valley Church of God: Present was Mr. Ed Stuck representing the Beaver Valley Church of God. The plan includes five (5) contiguous lots within the Fair Acres Plan owned by the Beaver Valley Church of God. Lots 9, 10 and 11 are occupied by the church and parking areas. The lots will be consolidated. Lot 15 has an existing home. Lot 14 is a vacant residential lot. Lots 9, 10, and 11 are being increased in size to incorporate the existing parking area that encroaches onto Lots 14 and 15. Mr. Stuck said the church plans to sell Lot 14. Lot 15 is the parsonage. Mr. Stuck said they thought it would be best to prepare the subdivision to have all of the parking areas on the same lot as the church. Consideration was given to having an easement created for the existing parking areas, but that idea was rejected in favor of the subdivision plan. A Place of Worship (church) is a permitted conditional use in the R-1 Zoning District. The existing church building and parking are considered non-conforming as they do not meet the setbacks required by the Zoning Code, but pre-existed the regulation.

The Commission reviewed the Township Engineer's review letter dated May 30, 2024. The plan has been sent to the Beaver County Planning Commission for their review. The Commission deferred action pending receipt of the review from the Beaver County Planning Commission.

Zoning Code Amendment to Add Place of Worship to all Zoning Districts: This amendment to the Zoning Code was prepared to add Place of Worship (Church) as a Permitted Use in the HC-1 Health Care Service District, C-1 Neighborhood Commercial District, and the C-2 Mixed Use District. A Place of Worship is added as a Conditional Use to the SC-1 Special Conservation District. Mr. Dehart said that a Place of Worship is a permitted conditional use in each of the residential districts, with the exception of the SC-1 District. He recommended that a Place of Worship be added as a permitted conditional use in the SC-1 and as a permitted use in each of the non-residential districts, each of which have very diverse uses permitted.

Mr. Dugan made a motion, seconded by Ms. Radler, vote unanimous, to recommend that the Board of Supervisors proceed with the adoption of the Zoning Code amendment to add Place of Worship (Church) as a Permitted Use in the HC-1 Health Care Service District, C-1 Neighborhood Commercial District, and the C-2 Mixed Use District and added as a Conditional Use to the SC-1 Special Conservation District.

Revised and Restated Subdivision & Land Development Code: The revised and restated Subdivision and Land Development (SDL) Code was emailed to the Commission in advance of the meeting. Mr. Dehart and Ms. Johnston reviewed the most recent revisions. Definitions from Part 2 of the SDL Code were incorporated with the definitions in Article II. General edits for references to the Zoning Code in lieu of the Zoning Ordinance were made, and similar updated language references. The Minimum Construction Standards and Details have been updated, and will be adopted by Resolution. The SDL Code was reviewed to confirm that references to the updated details was correct, since there was some renumbering of them. The definitions for the classification of streets as Local, Collector, or Arterial was updated, as well as the method to make those classifications. The recommendations by the Commission on streets, blocks, open space, and connectivity have all been incorporated. Updates for water supply standards, fire hydrants and standpipes have been incorporated based on recommendations by the Brighton Township VFD.

It was decided to revise and restate the entire Chapter 180 due to the large number of changes throughout the Chapter.

Ms. Radler made a motion, seconded by Mr. O'Brien, vote unanimous, to recommend that the Board of Supervisors proceed with the adoption of the revised and restated Chapter 180 Subdivision and Land Development Code.

Minimum Construction Standards and Details: The updated Minimum Construction Standards and Details will be adopted by Resolution. These will be adopted by resolution. The updated details are referenced with the revised and restated Chapter 180. Any of the details that exist now in the Subdivision and Land Development Code are removed from the revised and restated Chapter 180. All details will be located in the Minimum Construction Standards and Details. Ms. Johnston noted that the model Conservation and Recreation Easement will also be included in the details.

Additional Business: There was no additional business.

Adjournment: Mr. O'Brien made a motion, seconded by Mr. Dugan, vote unanimous, to adjourn the meeting at 8:06 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager