

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF JULY 1, 2024

Mr. Snider called the July 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. No visitors were present.

PRESENT: William L. Snider, Chairman
Karen Green, Secretary
Christopher Dugan
Jeffrey S. Maze
Tim O'Brien
Mark Piccirilli

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

ABSENT: Kimberly Radler, Vice Chairwoman

Minutes of June 3, 2024 Regular Meeting: Mr. O'Brien made a motion, seconded by Mr. Maze, vote unanimous, to approve the minutes of the June 3, 2024 Regular Meeting.

Lot Line Revision Plan for Beaver Valley Church of God: The Commission received a copy of the revised Lot Line Revision Plan for Beaver Valley Church of God. It is a lot line revision plan for Lots 9, 10, 11, 14 and 15 of the Fair Acres Plan. The plan has been revised since the prior Planning Commission meeting in response to the Township Engineer's review letter dated May 30, 2024. The five (5) contiguous lots within the Fair Acres Plan are owned by the Beaver Valley Church of God. Lots 9, 10 and 11 are occupied by the church and parking areas. These 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. A Place of Worship (church) is a permitted conditional use in the R-1 Zoning District. The existing church building and parking areas are considered non-conforming as they do not meet the setbacks required by the Zoning Code, but pre-existed the regulation. The Commission also received a copy of the Beaver County Planning Commission review letter dated June 19, 2024.

Mr. O'Brien made a motion, seconded by Ms. Green, vote unanimous, to recommend approval of the Lot Line Revision Plan for Beaver Valley Church of God as prepared by Sample Land Surveying LLC and dated May 13, 2024.

Zoning Code Amendment to Add Place of Worship to all Zoning Districts: The amendment to the Zoning Code recommended by the Planning Commission 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 to add a Place of Worship as a

Conditional Use to the SC-1 Special Conservation District, has been sent to the Beaver County Planning Commission for their review and comment. A public hearing on the proposed ordinance is scheduled for 6:15 P.M. on August 12, 2024.

Revised and Restated Subdivision & Land Development Code: The revised and restated Subdivision and Land Development Code recommended by the Planning Commission has been sent to the Beaver County Planning Commission for their review and comment. A public hearing on the proposed ordinance is scheduled for 6:25 P.M. on August 12, 2024.

Minimum Construction Standards and Details: The updated Minimum Construction Standards and Details were emailed to the Commission. These will be adopted by resolution at the same time as the revised and restated Subdivision and Land Development Code. The Commission has received a copy and will be asked to make a recommendation on their adoption at their August meeting.

Additional Business: At the request of the Commission, Mr. Dehart gave an update on the status of the Deerfield Preserve and Roberts Run plans.

Adjournment: Ms. Green made a motion, seconded by Mr. Dugan, vote unanimous, to adjourn the meeting at 7:54 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager