

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF AUGUST 5, 2024

Mr. Snider called the August 5, 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
Kimberly Radler, Vice Chairwoman
Karen Green, Secretary
Christopher Dugan
Jeffrey S. Maze
Tim O'Brien
Mark Piccirilli

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

Minutes of July 1, 2024 Regular Meeting: Mr. Piccirilli made a motion, seconded by Ms. Green, vote unanimous, to approve the minutes of the July 1, 2024 Regular Meeting.

Yankello Property Lot Line Revisions: This plan includes three (3) contiguous lots, located in both the R-1 Rural Residential District and the C-2 Mixed Use District. The plan's purpose is to place the C-2 Mixed Use zoned land along Dutch Ridge Road into one defined lot and to consolidate the residential properties into lots that are not divided by Chapel Road. The Commission reviewed the site plan dated February 2024 prepared by Widmer Engineering, Inc. The Township Engineer's Review No. 1 letter dated July 26, 2024 was reviewed, and includes several comments that will need to be incorporated into a revised plan. The plan has been submitted to the Beaver County Planning Commission for review. Review comments from the Sewage Authority and Municipal Authority are also pending. Action was deferred, pending receipt of the Beaver County Planning Commission review.

Subdivision / Lot Consolidation Plan for Jay Swartzlander: This plan subdivides the existing lot of Jay Swartzlander into three (3) lots. Lot 1 is retained by the owner with an existing single-family home. Lot Nos. 2 and 3 are to be conveyed to, and consolidated with, the adjoining lot owners. The Commission reviewed the site plan dated June 20, 2024 as prepared by Sample Land Surveying LLC. The Township Engineer's Review No. 1 letter dated July 26, 2024 was also reviewed by the Commission. The plan has been submitted to the Beaver County Planning Commission for review. Action was deferred, pending receipt of the Beaver County Planning Commission review.

Zoning Code Amendment to Add Place of Worship to all Zoning Districts: This amendment to the Zoning Code was prepared and 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. The Commission was provided a copy of the July 17, 2024 review comments of the Beaver County Planning Commission. They had no objections or comments. 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 was prepared and recommended for approval by the Planning Commission. The Commission was provided a copy of the July 17, 2024 review comments of the Beaver County Planning Commission. They had no objections or comments. A public hearing on the proposed ordinance is scheduled for 6:25 P.M. on August 12, 2024.

Minimum Construction Standards and Details: The proposed final Minimum Construction Standards and Details were previously emailed to the Commission. They are proposed for adoption by resolution of the Board of Supervisors at the same time as the revised and restated Subdivision and Land Development Code. The proposed adoption date is August 12, 2024. Mr. Piccirilli made a motion, seconded by Ms. Green, vote unanimous, to recommend the Board of Supervisors adopted the Minimum Construction Standards and Details.

Fee-In-Lieu of Dedication of Public Recreation Land: The revised and restated Chapter 180 Subdivision and Land Development Code includes an updated Section 180-64.1 Public Recreation Land and Facilities. Under this Section the Board of Supervisors can levy a fee-in-lieu of dedication of public land for each residential unit of up to \$1,427.27. The fee is based upon calculations in the Brighton Township Public Recreation Land and Facilities Plan that was updated by the Board of Supervisors at their meeting of November 13, 2023. The current fee is \$500 per residential unit, established in December 2005. The Board of Supervisors will consider an increase of this fee to \$1,000.00 for each dwelling unit at their meeting of August 12, 2024. The Commission supported the increased fee.

Additional Business: Mr. Dehart said he will look at some sample ordinances on short term rentals.

Adjournment: Ms. Radler made a motion, seconded by Ms. Green, vote unanimous, to adjourn the meeting at 8:01 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager