

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF SEPTEMBER 3, 2024

Mr. Snider called the September 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. Two (2) visitors were present.

PRESENT: William L. Snider, Chairman
Kimberly Radler, Vice Chairwoman
Karen Green, Secretary
Christopher Dugan
Jeffrey S. Maze
Mark Piccirilli

ABSENT: Tim O'Brien

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

VISITORS: Thomas and Linda Yankello, 1090 Tuscarawas Road

Minutes of August 5, 2024 Regular Meeting: Ms. Radler made a motion, seconded by Ms. Green, vote unanimous, to approve the minutes of the August 5, 2024 Regular Meeting.

Yankello Property Lot Line Revisions: This plan includes three (3) contiguous lots. The lots are located in both the R-1 Rural Residential District and the C-2 Mixed Use District. The plan's purpose is to place the commercial property 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 prepared by Widmer Engineering, last revised July 29, 2024, and the Township Engineer's Review No. 2 letter dated August 6, 2024 stating the application conforms to Township codes. Water and sewer service availability letters were issued by the Municipal Authority and Sewage Authority. The Commission was provided a copy of the Beaver County Planning Commission review letter dated August 21, 2024. It was noted that the signature block for the Beaver County Planning Commission needs to be corrected.

Mr. Maze made a motion, seconded by Ms. Green, vote unanimous, to recommend approval of the Yankello Property Line Revisions prepared by Widmer Engineering, last revised July 29, 2024, subject to the correction of the Beaver County Planning Commission signature block.

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 prepared by Sample Land Surveying LLC and the Township Engineer's Review No. 1 letter dated July 26, 2024. The Commission also received and reviewed a copy of the Beaver County Planning Commission review letter dated August 21, 2024.

Mr. Maze made a motion, seconded by Mr. Piccirilli, vote unanimous, to recommend approval of the Subdivision / Lot Consolidation Plan for Jay Swartzlander as prepared by Sample Land Surveying LLC.

Ordinance No. 242 Zoning Code Amendment: The amendment to the Zoning Code 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 adopted by the Board of Supervisors as Ordinance No. 242.

Ordinance No. 243 Revised and Restated Subdivision & Land Development Code: The revised and restated Subdivision and Land Development Code has been adopted by the Board of Supervisors as Ordinance No. 243.

Resolution No. 2024-16 Minimum Construction Standards and Details: The updated Minimum Construction Standards and Details have been adopted by the Board of Supervisors as Resolution No. 2024-16.

Resolution No. 2024-17 Fee-In-Lieu of Dedication of Public Recreation Land: The fee-in-lieu of dedication of public land for each residential unit has been adopted by the Board of Supervisors as \$1,000.00 for each dwelling unit by Resolution No. 2024-17.

Additional Business: Mr. Dehart gave the Commission an update on the Roberts Run Plan. No resubmission has been made to date.

Adjournment: Ms. Radler made a motion, seconded by Ms. Green, vote unanimous, to adjourn the meeting at 7:55 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager