

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF DECEMBER 2, 2024

Mr. Snider called the December 2, 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
John Wattick

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

Welcome New Member: John Wattick was welcomed as a member of the Planning Commission, having been appointed to the vacancy by the Board of Supervisors.

Minutes of November 4, 2024 Regular Meeting: Mr. Maze made a motion, seconded by Mr. Dugan, vote unanimous, to approve the minutes of the November 4, 2024 Regular Meeting.

Wright Plan of Lots: This is a three (3) lot subdivision on Chapel Road. Parcel 1 has the existing home of the Wrights, and is 77.994 acres in size. Parcels 2 and 3 are proposed as new building lots. Each lot is 22.739 acres in size. Sewage is proposed as two (2) individual low flow sewage treatment facilities with direct stream discharge. The Commission reviewed the site plan prepared by MDM Surveyors & Engineers, LLC, and the Township Engineer's Review No. 2 comments by letter of October 21, 2024. The Beaver County Planning Commission review letter of November 20, 2024 was provided to the Commission.

The Manager and Solicitor discussed the Inspection Agreement that is part of the sewage planning muddle. It has been modified to note that there will be a new agreement required at the time a building permit is secured for Parcels 2 and 3. That agreement will be recorded and required a cash escrow deposit to guarantee future maintenance of the sewage system.

Mr. Maze made a motion, seconded by Mr. Piccirilli, vote unanimous, to recommend approval of the Wright Plan of Lots subject to PA DEP Sewage Planning Module approval.

Wright Plan of Lots – Sewage Planning Module Component 4A: The applicant has submitted a PA DEP Sewage Planning Module for the use of two (2) individual low flow sewage treatment facilities with direct stream discharge. As part of the Module the Commission must review and complete Component 4A stating that the plan is consistent with the Comprehensive

Plan, Zoning Code, and Subdivision and Land Development Code. The Commission reviewed Component 4A.

Mr. Maze made a motion, seconded by Mr. O'Brien, vote unanimous, to authorize the Chairman to sign the completed Component 4A stating that the Wright Plan of Lots is consistent with Township Codes.

Azur-Stewart Plan of Lots: This plan is a lot line adjustment between two (2) existing lots to add 0.465 acres to property located at 220 Maple Drive (Stewart Property). The Commission reviewed the site plan dated November 6, 2024 as prepared by Shoup Engineering and the Township Engineer comments by letter of December 2, 2024. Action on the plan was deferred pending receipt of the Beaver County Planning Commission's review comments.

Additional Business: The Solicitor advised the Commission that this was her last meeting. She noted that she started attending the Commission meetings in 1998 and commented on how much was done over these years in terms of planning documents and updates to the development codes. The Commission members all stated how much they appreciated her work and its importance to Brighton Township.

Adjournment: Mr. Maze made a motion, seconded by Mr. Piccirilli, vote unanimous, to adjourn the meeting at 7:51 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager