

## **BRIGHTON TOWNSHIP PLANNING COMMISSION**

### **MINUTES OF FEBRUARY 3, 2025**

Mr. Snider called the February 3, 2025 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  
Christopher Dugan  
Mark Piccirilli  
John Wattick

STAFF: Bryan K. Dehart, Township Manager  
Garen Fedeles, Solicitor

ABSENT: Jeffrey S. Maze, Vice Chairman  
Karen Green, Secretary  
Tim O'Brien

**Minutes of January 7, 2025 Reorganization and Regular Meeting:** Mr. Wattick made a motion, seconded by Mr. Piccirilli, vote unanimous, to approve the minutes of the January 7, 2025 Reorganization and Regular Meeting.

**Azur-Stewart Plan of Lots:** This plan is a lot line adjustment between two (2) existing lots. The subdivision adds 0.25 acres to the Stewart property located at 220 Maple Drive creating a 0.465 acre lot identified as Lot 310R. The conveyance from the Azur property results in a Residual Parcel of 31.471 acres. The Commission reviewed the site plan with a revision date of January 8, 2025 as prepared by Shoup Engineering. The Township Engineer's review letter of January 14, 2025 states that the plan conforms to Township Code. The Commission also received a copy of the Beaver County Planning Commission review letter dated December 18, 2024.

Mr. Dugan made a motion, seconded by Mr. Piccirilli, vote unanimous, to recommend approval of the Azur-Stewart Plan of Lots as prepared by Shoup Engineering, Inc. dated November 11, 2025 and last revised January 8, 2025.

**Additional Business:** The Commission reviewed the 2024 Annual Report of the Planning Commission. Mr. Piccirilli made a motion, seconded by Mr. Dugan, to approve the Brighton Township Planning Commission 2024 Annual Report.

Mr. Dehart gave a report on the status of the Robert Run Plan. Final approval and plan recording is still pending.

**Adjournment**: Mr. Dugan made a motion, seconded by Mr. Piccirilli, vote unanimous, to adjourn the meeting at 7:42 P.M.

Respectfully submitted,

Bryan K. Dehart  
Township Manager