

BOARD OF SUPERVISORS

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**Brighton Township Planning Commission
2024 Annual Report**

The Brighton Township Planning Commission was created by Township Ordinance, which sets the terms of membership and establishes the powers and duties of the Commission. Members of the Commission serve as volunteers, and are appointed by the Board of Supervisors to review land use proposals, such as subdivision and land developments, and make recommendations on their adoption to the Board. They also develop and review amendments to the Township’s land use codes. The Commission holds monthly meetings to conduct all business. The Commission welcomes all input from residents on the Township’s land use policies and other matters that fall under their review.

2024 Commission Members:

William L. Snider, Chairman

Kimberly Radler, Vice Chairwoman (Resignation effective October 14, 2024)

Karen Green, Secretary

Christopher Dugan

Jeffrey S. Maze

Tim O’Brien

Mark Piccirilli

John Wattick (Appointed November 12, 2024)

Kathryn L. Johnston, Solicitor

Following is a brief summary of the Commission’s formal activities during 2024.

Subdivision & Land Development Application Plan Reviews:

- | | |
|---|-------------|
| 1. Subdivision for McGrath (filed 2023, approved 2024) | 3 Lots@ |
| 2. Roberts Run Lot Consolidation Plan
(consolidates 4 lots; filed 2023, approved 2024) | 1 Lot@ |
| 3. Roberts Run Subdivision
(filed 2023, conditional approval 2024 – not recorded) | 55 Lots |
| 4. McNamee Subdivision | 3 Lots @* |
| 5. Lot Line Revision Plan for Beaver Valley Church of God | 3 Lots @** |
| 6. Yankello Property Lot Line Revisions | 3 Lots @* |
| 7. Subdivision/Lot Consolidation Plan for Jay Swartzlander | 3 Lots @*** |
| 8. Wright Plan of Lots | 3 Lots * |

@ Denotes final approval granted by Board of Supervisors - plan recorded.

* Denotes 1 lot with existing dwelling/building.

Denotes lot with non-building waiver

1300 Brighton Road

Beaver, Pennsylvania 15009

Phone: (724) 774-4800

FAX: (724) 774-3565

www.brightontwp.org

Land Use Regulations: The Commission conducted reviews of the land use codes and prepared and recommended ordinance revisions and the adoption of other land use regulations. The recommendations included the following:

Zoning Code Amendment to Add Place of Worship to all Zoning Districts – During 2024 the Commission prepared and recommended for approval an 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, C-2 Mixed Use District; and as a Conditional Use to the SC-1 Special Conservation District. The Board of Supervisors adopted the recommendations as Ordinance No. 242.

Subdivision & Land Development Code Updates – The Commission completed their review and recommendations for the Design Standards within the Code to update transportation and street requirements, street lighting, and other public improvement requirements for new development. This concluded a comprehensive review of Chapter 180 Subdivision and Land Development that began after approval of the Implementable Comprehensive Plan. The Board of Supervisors adopted the recommendations as Ordinance No. 243.

Minimum Construction Standards and Details - Minimum Construction Standards and Details were adopted at the same time as the revised and restated Subdivision and Land Development Code. The standards and details set for the minimum standards for public and private improvements and other requirements for subdivisions and land developments. The Board of Supervisors adopted the Minimum Construction Standards and Details by Resolution No. 2024-16.

Recreation Fee In Lieu of Dedication –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 Board of Supervisors established the fee as \$1,000.00 for each dwelling unit by Resolution No. 2024-17.