

BRIGHTON TOWNSHIP PLANNING COMMISSION

MINUTES OF APRIL 7, 2025

Mr. Maze called the April 7, 2025 meeting of the Brighton Township Planning Commission to order at 7:35 P.M. The meeting was conducted at the Municipal Building, 1300 Brighton Road, Beaver, PA. Three (3) visitors were present.

PRESENT: Jeffrey S. Maze, Vice Chairman
Christopher Dugan
Mark Piccirilli
John Wattick (arrived 7:55 P.M.)

STAFF: Bryan K. Dehart, Township Manager

ABSENT: William L. Snider, Chairman
Karen Green, Secretary
Tim O'Brien

VISITORS: Tony Stewart of St. Barnabas and David Schaefer, AIA, of LGA Partners were in attendance on behalf of St. Barnabas Land Trust
Lucas Hannah for zoning amendment

Minutes of March 3, 2025 Regular Meeting: Action was deferred to later in the meeting when a quorum was expected.

Conditional Use Application St. Barnabas Land Trust: Tony Stewart of St. Barnabas and David Schaefer, AIA, of LGA Partners were in attendance on behalf of St. Barnabas. Mr. Schaefer filed a Conditional Use Application on behalf of St. Barnabas Land Trust. The application request conditional use approval for a Self-Storage/Mini-Warehouse Use, Interior for the St. Barnabas Land Trust building located at 4301 Dutch Ridge Road, Tax Parcel No. 55-152-0115.001. The Zoning Code at §195-98.B(19) provides for this use. Mr. Dehart reported that the Board of Supervisors has scheduled a Public Hearing on the application at 6:30 P.M. on Monday, April 14th.

Mr. Schaefer said that the total area proposed for the Self-Storage/Mini-Warehouse Use, Interior is 18,797 located on the first floor. Mr. Stewart said the total building has 75-77,000 SF of interior space. Mr. Schaefer said the area will be leased by Beaver County for the storage of voting machines and records. No employees will be on-site daily other than when items are being added or removed from storage. The area will be sprinkled in accordance with the requirements of the Uniform Construction Code.

Request for Zoning Use Change: Lucas Hanna was present to discuss a request for consideration for approval to operate a retreat in the Tusca Area Presbyterian Church building. Mr. Hanna said that the vision is to establish a location where serving ministers, clergy members or

other serving in ministry roles who may be experiencing burnout could find rest and rejuvenation. This could be for individuals, couples, or families. Ownership would be a non-profit. As far as the existing building it has bathroom and cooking facilities. Three (3) bedrooms could be created with an open space/living room area. It would operate consistent with the existing residential area to create a place of quite and solitude.

Minutes of March 3, 2025 Regular Meeting: Mr. Piccirilli made a motion, seconded by Mr. Dugan, vote unanimous, to approve the minutes of the March 3, 2025 Regular Meeting.

Conditional Use Application St. Barnabas Land Trust: Mr. Piccirilli made a motion, seconded by Mr. Dugan, vote unanimous, to recommend that the Board of Supervisors approve the Conditional Use application of St. Barnabas Land Trust for a Self-Storage/Mini-Warehouse Use, Interior for the St. Barnabas Land Trust building located at 4301 Dutch Ridge Road.

Zoning Code Updates: At the March meeting the Commission asked for draft zoning regulations for a retreat use. A draft was prepared by the Manager and Solicitor. Mr. Dehart reviewed the draft. The draft makes a distinction between a Retreat Facility, which is a single habitable building, and a Retreat Center, which could be multiple buildings and is designed for larger occupancy. The Retreat Facility is listed as a conditional use in the R-1, R-2 and SC-1 Zoning Districts and the Retreat Center is listed as a conditional use in the R-2 and SC-1 Zoning Districts. A maximum occupancy needs to be determined for the Retreat Facility. The draft proposes eight (8). Each use has regulations for minimum lot size and setbacks that the Commission needs to review and comment on. Other zoning regulations would apply, such as lighting and parking. The Retreat Center has additional regulations for building separations, hours of outdoor activities, and open space requirements.

Mr. Dehart pointed out that the regulations were not specific to the proposed site, which has an existing structure that may not meet the setback requirements proposed. It is a non-conformity structure under current zoning, having been constructed prior to the Zoning Code and sitting close to both roads on the corner lot. The Commission will review the draft and will further discuss the proposal at the May meeting. Mr. Hannah thanked the Commission for their time and consideration, and an opportunity to hear the discussion on the draft regulations.

The designation of the maximum height for residential uses is also added to the C-2 Mixed Use District.

Additional Business: There was no additional business.

Adjournment: Mr. Wattick made a motion, seconded by Mr. Piccirilli, vote unanimous, to adjourn the meeting at 8:52 P.M.

Respectfully submitted,

Bryan K. Dehart
Township Manager