

**Brighton Township Planning Commission
2004 Annual Report**

The Brighton Township Planning Commission is an appointed body of Township residents who volunteer their time to review land use proposals, such as subdivision and land developments, and who also develop and review amendments for land use codes. The Commission welcomes all input from residents on the Township's land use policies and other matters that fall under their review.

In addition to the following brief summary of the Commission's activities during 2004, the Commission also heard other citizen comments on plan proposals or code change requests. The Commission continues to review the status of existing codes on a monthly basis.

2004 Commission Members:

Jeffrey S. Maze, Chairman
Mark Mroczynski, Vice Chairman
Tonya Onuska, Secretary
Shirley M. Buchholz
John Rutkowski
Jenny Strang
John A. Weber

Kathryn L. Johnston, Solicitor

Special Note: After 32 years as a member of the Planning Commission, Donald H. Hicks, Jr. resigned his seat. The Township is very appreciative of his dedicated service to the community for all of those years.

Subdivision Application Plan Reviews:

- | | |
|--|-------------------------|
| 1. Champ/Tokey Subdivision | Lot line adjustment**@ |
| 2. Tagg Plan of Lots | Lot line adjustment**@ |
| 3. Brighton Meadows Plan of Lots | 6 Lots |
| 4. Cocca Dev., LTD Lot Consolidation Plan (Dollar General) | 6 Lots combined into 1@ |
| 5. Brighton Fields Phase 3B | 29 Lots |
| 6. Barclay Hill Estates Phases 2 & 3 | 56 Units |
| 7. Nicholas & Darla Jean Handlow Plan No. 1 | 2 Lots* |
| 8. Kredel-Daugherty Plan of Lots | 2 Lots**@ |
| 9. Plan of Subdivision for Dale R. Morgan and Gary L. Morgan | 2 Lots##@ |
| 10. Ashley Ridge Plan of Lots (NCH Properties) | 69 Lots |

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

* Denotes 1 lot with existing dwelling.

Denotes 1 Lot with non-building waiver.

Land Development Application Review:

1. **dDaniels Office Building:** Application to construct an office building on Dutch Ridge Road. The proposed building will house the dDaniels Advertising Agency. Plan has received conditional approval and is pending recording subject to compliance with several conditions of approval.
2. **Cocca Development, LTD Land Development (Dollar General):** Application to construct a Dollar General store at the intersection of Neville Road and Tuscarawas Road. The building is 8,125 SF in size. Final approval has been granted.

Land Use Ordinance Preparation:

1. **Traffic Impact Study Regulations:** The Commission completed work with Trans Associates, a traffic engineer consulting firm, to prepare amendments to the Subdivision and Land Development Code and the Zoning Code that provide specific criteria for the preparation of traffic impact studies. The Commission also recommended revisions to the standard details to increase the width of street right of ways. Parking lot layouts and related regulations were amended. The Board of Supervisors adopted these amendments as Ordinance Nos. 134 and 135.
2. **Storm Water Management Regulations:** Revisions were recommended for storm water management to implement new EPA and PA DEP requirements. The Board of Supervisors adopted these amendments as Ordinance No. 134.
3. **Zoning Code Revisions:** The Commission prepared numerous amendments to the Zoning Code. Included were revised regulations for automobile recycling and material salvage yards, private swimming pools, traffic regulations and traffic study requirements. These amendments were adopted as Ordinance No. 135.
4. **Sign Regulations:** The Planning Commission has prepared draft regulations to amend the Zoning Code for the placement and size of signs. The draft regulations are expected to be completed and recommended to the Board of Supervisors in 2005.
5. **Non-Conforming Lots, Structures and Uses:** The Planning Commission has begun a review of the existing zoning regulations for non-conforming lots, structures and uses. It is expected that a recommendation to revise these regulations will be made during 2005.
6. **Alternate Energy Sources:** The State of Pennsylvania is providing significant financial incentives to companies who develop alternate energy sources such as wind turbines. The Commission is reviewing zoning regulations to determine if any amendments to regulate this type of industry would be prudent for the Township to implement.

Other Business Items

1. **Planning Studies:** On the recommendation of the Planning Commission the Board of Supervisors have hired a planning consultant to prepare for review and consideration a fee in lieu of dedication ordinance for recreation. More commonly known as recreation impact fees, this study will establish fees for new development in instances where there is no dedication of open space and recreation facilities. The Pennsylvania Municipalities Planning Code, subject to the preparation of the necessary study and ordinances, authorizes these fees. These ordinances have been prepared in draft form and consideration of them is expected in 2005.

2. **Wild & Exotic Animal Ordinance:** The Commission prepared and recommended for approval an ordinance to regulate wild and exotic animals within the Township. The Board of Supervisors adopted these regulations as Ordinance No. 133.