

Valencia Borough Planning Commission

Meeting Minutes

1-5-2023

Commissioners Present: Torey Verts; Julie Himmelstein; John Mullins

Guests: None

Call to order:

The meeting of the Valencia Borough Planning Commission was called to order at 5:30 p.m.

Agenda Changes

No changes were made to the agenda.

Amend/Approve Minutes:

No changes were made to the meeting minutes from 12-1-2022.

Decision: Commissioner Himmelstein made the motion to accept the minutes. Commissioner Mullins seconded.

Vote: 3.0.0

Public Comments

There were no public comments.

New business:

Borough Updates

Commissioner Himmelstein gave an update on the George Street property. The property is comprised of four lots according to the original deed that is over 100 years old. The owner would like to sell the two southern lots. Zoning Officer Chris Rearick gave input via email stating that selling the two lots together in one piece would probably be fine as long as the frontage is still in parameters for the neighborhood residential zoning requirements and meets any setbacks. Commissioner Himmelstein will follow up with the owner to convey this information. Commissioner Verts reported that Council had their yearly reorganizational meeting.

PRD

Commissioners continued their discussion on the PRD section of the zoning ordinance. Commissioners discussed the definitions of townhouses versus patio homes. Commissioners decided that the definitions of townhouses and patio homes need to be made clearer in the zoning ordinance as this would affect density allotments for PRDs. Commissioner Himmelstein will email a definition of townhouses and patio homes for the group to review. Commissioners also reviewed the question list for Chris Rearick and Sean Gallagher. The definitions will be included in the question list for Chris and Sean to review.

Next meeting:

The next meeting will be Thursday, February 2, 2023 at 5:30.

Agenda items for next meeting:

- Amend/approve minutes
- Amend agenda if needed
- Borough updates
- PRD discussion

This month's assignments:

Commissioner Verts – February agenda; minutes; set up Zoom meeting; review question list

Commissioner Himmelstein – Review question list, email definitions

Commissioner Mullins – Review question list

Adjournment:

The meeting was adjourned at 6:17 p.m.

Decision: Commissioner Mullins made the motion to adjourn the meeting. Commissioner Himmelstein seconded.

Vote: 3.0.0