

## **Valencia Borough Planning Commission**

### *Meeting Minutes*

11-3-2022

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*Commissioners Present:* Torey Verts; Julie Himmelstein; John Mullins

*Guests:* Brian Himmelstein

#### **Call to order:**

The meeting of the Valencia Borough Planning Commission was called to order at 5:32 p.m.

#### **Agenda Changes**

No changes were made to the agenda.

#### **Amend/Approve Minutes:**

No changes were made to the meeting minutes from 10-6-2022.

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

Mr. Himmelstein gave an update on the borough. Trick or Treat on Saturday night went well. Mr. Himmelstein said his house had over 90 kids, and Commissioner Mullins said his house had around 70 kids. Commissioners discussed the signage that was posted for Trick or Treat date and times. Commissioner Himmelstein suggested having a bigger sign that would have a changeable date and time. Commissioner Mullins suggested asking the churches to post the date on their signs. Commissioners agreed to suggest Saturday night for Trick or Treat next year.

Mr. Himmelstein reported that St. Barnabas was continuing to put up the split rail fence. He did receive notification of a One Call from Penn Fencing for installation of the controls for the gate arms of the northern entrance of the PRD. Commissioner Verts received positive feedback from a resident who was using the trail. The trail is not finished because St. Barnabas is still operating heavy machinery over it.

Mr. Himmelstein reported that Breakneck Sewage is removing a pump station at the top of the PRD by Cobblestone. They will be tying this line into the main line.

All of the funding is secured for Three Degree Road. Mr. Himmelstein has been in contact with the engineers and Adams Township to see when all of the work will be completed. Outstanding issues include the railroad crossing still needing to be painted and the gravel berms needing to be sprayed.

Commissioner Verts spoke with outgoing Mayor Schultz to discuss transfer of items and information for Valencia Borough.

#### Zoning for Solar

Commissioners continued their discussion on zoning for solar. Commissioner Verts thought the solar ordinance looked great and thanked Commissioner Himmelstein for doing the work on it.

Commissioners agreed to turn the ordinance over to Council with the suggestion to review the ordinance and bundle it with potential other ordinance changes for a public hearing.

#### PRD

Commissioners continued their discussion on the PRD section of the zoning ordinance. Commissioners agreed to look at the site area and density sections for potential review. Regarding incentive zoning, Commissioner Verts asked what would be best for the community as a whole – a playground, a park, another trail, or something else. Commissioners discussed the possibility of a park on a new potential PRD site and whether residents would be able to easily access it. Commissioners discussed the issues with the current park. Commissioners will write up their ideas for what the community might need to discuss at next month's meeting. Commissioners discussed water systems in the borough. The current PRD is supplied by Richland Water Authority, but it only has one main meter, not individual meters on houses, therefore it is a private water service once it enters the PRD.

#### Next meeting:

The next meeting will be Thursday, December 1, 2022 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 – December agenda; minutes; set up Zoom meeting; comments on PRD ordinances

Commissioner Himmelstein – Comments on PRD ordinances

Commissioner Mullins – Comments on PRD ordinances

#### Adjournment:

The meeting was adjourned at 6:32 p.m.

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

**Vote:** 3.0.0