

Valencia Borough Planning Commission

Meeting Minutes

3-3-2022

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 5:40 p.m.

Agenda Changes

No changes were made to the agenda.

Amend/Approve Minutes:

No changes were made to the meeting minutes from 2-3-2021.

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 what is happening in the borough. We are still waiting to hear about work being started back up on Three Degree Road. Last Friday St. Barnabas closed on the Crouthamel property. The Cornelius house and the house on Almira are also being closed on. We will know who bought them when we get the real estate transfer. Two radar speed limit signs have been ordered for Three Degree Road. They should be in around the end of May. They will be stationary and attached to a pole. Valencia Borough has until April 30th to report their ARPA funds.

5G

Commissioner Verts is still working on the 5G ordinance. She hopes to be able to combine the ordinance that Chris Rearick sent with the current street ordinance that Valencia Borough has.

Community Food Donation Box

Mr. Himmelstein should be able to pick up materials for the community food donation box next week. Commissioners offered their help with anything if he needs it.

Zoning for Solar

Commissioners discussed the sample solar ordinance that Commissioner Himmelstein sent out for large scale facilities. Commissioner Verts questioned whether this covered smaller installations and situations like solar leasing. Commissioners discussed having a solar ordinance as an amendment to the zoning ordinance as there would need to be definitions on what type of use was allowed and in which districts.

Mr. Himmelstein stated that the controlling factors would mainly be setbacks and impervious surfaces. Commissioners were concerned about the potential loss of green spaces in the borough. Commissioners talked about residents having arrays as additional income and if that would be classified as a type of business. Commissioner Himmelstein stated that if personal consumption was less than 60% of power generated, than that possibly may be classified as an additional business. Commissioners will review other township's ordinances and continue the discussion for next month. Commissioner Himmelstein will send out Butler Township's solar ordinance and will contact Chris Rearick for more guidance and information.

Borough Building Window

Mr. Himmelstein replaced the borough building window that was broken because of the wind.

Next meeting:

The next meeting will be Thursday, April 7, 2022 at 5:30.

Agenda items for next meeting:

- Amend/approve minutes
- Amend agenda if needed
- Borough updates
- Community Food Donation Box
- Solar discussion

This month's assignments:

Commissioner Verts – April agenda; minutes; set up Zoom meeting;

Commissioner Himmelstein – Send out Butler Township solar ordinance; contact Chris Rearick

Commissioner Mullins –

Adjournment:

The meeting was adjourned at 6:25 p.m.

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

Vote: 3.0.0