

Valencia Borough Planning Commission

Meeting Minutes

4-7-2022

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 5:30 p.m.

Agenda Changes

No changes were made to the agenda.

Amend/Approve Minutes:

No changes were made to the meeting minutes from 3-3-2022.

Decision: Commissioner Mullins made the motion to accept the minutes. Commissioner Himmelstein 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. The Three Degree Road turnback project is moving along well. Commissioner Verts reported that she is working on submitting information to the Treasury Department for the ARPA/SLFRF funds received for Valencia Borough. The deadline for submission is April 30th.

Community Food Donation Box

Mr. Himmelstein dropped off the finished food donation box to the church on Saturday. The church will need to paint the box before it is installed. After it is painted, Mr. Himmelstein will put the posts into the ground and help install the box. The church's Girl Scout group will take the lead in keeping the box stocked with food. The total cost of the materials was \$677.00. Commissioner Verts will bring up to Council about using funds to help cover the cost of the materials. Commissioner Mullins and Commissioner Verts will make personal donations to cover the rest of the cost of materials. Commissioners thanked Mr. Himmelstein for his time and hard work put in to build the box.

Zoning for Solar

Commissioners continued their discussion regarding zoning for solar. Commissioner Himmelstein sent an email to Chris Rearick about potential concerns for solar installation. For a private resident installing solar it would be an accessory use and would boil down to setbacks and percent of impervious surface on the property. Zoning for a large scale facility would need to be an amendment to the current zoning ordinance or an ordinance on its own. Commissioner Verts asked if there needed to be an alternative

energy ordinance instead of just a solar one. Commissioner Himmelstein stated that there isn't enough land space in the borough for large turbines, so an alternative energy ordinance probably wasn't needed. Commissioners talked about ordinances having public hearings. Commissioner Verts is still working on combining a new excavation and public right of way ordinance with the borough's old ordinance. Mr. Himmelstein will check with Chris Rearick and Sean Gallagher on whether one public hearing can be held for multiple ordinances. Commissioner Verts will forward the right of way ordinance to everyone. For next month, commissioners will continue to discuss the model solar ordinance and see if there is anything they want to take out or put in.

Email

Commissioner Himmelstein reported that she found an email from David Lucci in her junk email. The link in the email did not work, so she could not tell what the email was regarding. Commissioner Verts also had the same email in her junk folder. Commissioner Verts will follow up with David Lucci and copy everyone else on the email.

Next meeting:

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

Agenda items for next meeting:

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

This month's assignments:

Commissioner Verts – May agenda; minutes; set up Zoom meeting; donation for food box
Commissioner Himmelstein –
Commissioner Mullins – Donation for food box

Adjournment:

The meeting was adjourned at 6:04 p.m.

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

Vote: 3.0.0