

## **Valencia Borough Planning Commission**

*Meeting Minutes*

7-7-2022

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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 5:38 p.m.

### **Agenda Changes**

No changes were made to the agenda.

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

No changes were made to the meeting minutes from 6-2-2022.

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 the Three Degree Road project. Shields Paving is behind schedule. Commissioner Mullins asked if the public trail on the St. Barnabas parcel will be affected by the road. Mr. Himmelstein stated that the trail design is contingent on the roadway. The biggest change will be in elevation. St. Barnabas is waiting for the road to be completed in order to continue with site and trail development.

Commission Verts gave an update on the county municipal outreach meeting. Butler County is taking funding requests for their Municipal Infrastructure Program (MIP). Commissioner Verts stated that a good use of these funds might be to update some stormwater culverts. Mr. Himmelstein stated that the engineering is not complete for these projects. The deadline for application is August 15<sup>th</sup>.

The Planning Commission received an email requesting to use the park for a memorial service. The person making the request also wanted to set off lanterns as part of the service. Commissioner Verts will respond to the person.

Commissioner Mullins reported that a resident from St. Barnabas spoke to him before the meeting regarding the shrubbery at the veteran's memorial at the entrance of the Woodlands. Commissioner Mullins told the resident he would speak with the Planning Commission regarding his concerns and also suggested that the resident attend next week's Council meeting.

### Zoning for Solar

Commissioners continued their discussion on zoning for solar. Commissioners decided that it would be best to allow large scale solar installations only in the industrial zone. The ordinance would be written that large scale solar would be permitted subject to all requirements of the zone, and that it would also be subject to wetland or DEP construction restrictions.

Commissioners liked the language in the Butler Township ordinance for solar, wind, and energy systems for residents. It is worded as an accessory use for the property that is subject to setbacks, impervious surfaces, and code regulations. Commissioners decided to discuss height restrictions and screening and visibility at next month's meeting.

### **Next meeting:**

The next meeting will be Thursday, August 4, 2022 at 5:30. Commissioner Mullins will not be present for this meeting.

### **Agenda items for next meeting:**

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

### **This month's assignments:**

Commissioner Verts – August agenda; minutes; set up Zoom meeting;  
Commissioner Himmelstein –  
Commissioner Mullins –

### **Adjournment:**

The meeting was adjourned at 6:15 p.m.

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

**Vote:** 3.0.0