

Valencia Borough Planning Commission

Meeting Minutes

9-1-2022

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 5:37 p.m.

Agenda Changes

No changes were made to the agenda.

Amend/Approve Minutes:

No changes were made to the meeting minutes from 8-4-2022.

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

Vote: 2.0.0

(Note: Commissioner Mullins had not yet arrived. This is reflected in the vote.)

Public Comments

There were no public comments.

New business:

Borough Updates

Mr. Himmelstein gave an update on the borough. He sent an email to engineer Scott Shoup regarding the site development for the PRD. Mr. Shoup will be making a site visit tomorrow to check on the progress of the public trail. Mr. Himmelstein submitted the application for the Butler County MIP (Municipal Infrastructure Program) grant funds. Commissioner Verts had questions regarding the reporting of ARPA funds, specifically if the Butler County ARPA funds would have to be included in the yearly ARPA reporting Valencia Borough has to do. Mr. Himmelstein suggested contacting Teresa at DeltaOne to get more clarity on the issue.

Commissioner Verts provided an update on the documentation for the St. Barnabas PRD northern gated entrance. In the approval process, it was agreed that the northern entrance would have a gate that would be accessed by a keypad and possibly fobs. This would make it easier and faster for emergency management officials to enter the PRD if needed. As well, that entrance was supposed to serve as an exit in case of an emergency evacuation. Currently, there is a chain with a padlock that blocks that entrance. Mr. Himmelstein asked the Planning Commission to send a letter to Gary Bogart and JD Turco summarizing the documentation of the northern gated entrance.

Commissioner Verts had questions regarding the construction process of the public trail in the PRD. Mr. Himmelstein stated that per construction plans, there is supposed to be a 5-inch based material that will be compacted and covered with limestone dust. Engineer Scott Shoup will be inspecting the trail to

check on the progress. Everyone agreed that they liked the placement of the trail. Mr. Himmelstein also asked Scott Shoup to look at the mounding that is happening on the opposite side of the trail. There was no mounding called for in the plan, and the concern is whether the mounding will cause water drainage issues. Commissioners noted that the split rail fence is supposed to be there for safety issues. It is to be located one foot from the trail, and the plantings will be on the St. Barnabas side of the fence.

Commissioner Verts brought up having Halloween Trick or Treating on the Saturday before the 31st. Everyone agreed that it was successful last year. Planning Commission will recommend to Council for Valencia Borough to hold its Treat or Treat on Saturday, October 29, 2022.

Zoning for Solar

Commissioners continued their discussion on zoning for solar. Commissioner Himmelstein gave an update on the current status of the proposed solar ordinances. Large scale solar installations will be an amendment to the zoning ordinance and will only be permitted in the large scale commercial zoning area. Chris Rearick suggested to also make large scale solar a conditional use. Commissioners will read the ordinances and send Commissioner Himmelstein any changes so that the ordinances can get sent off to Council. Chris Rearick will also forward a 5G ordinance that the Cohen Law Group had written to compare to the last version of what he sent.

PRD

Commissioners discussed the potential for a second PRD in the rural residential neighborhood. Commissioners agreed that next month they would review the PRD section in the current zoning ordinance.

Next meeting:

The next meeting will be Thursday, October 6, 2022 at 5:30.

Agenda items for next meeting:

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

This month's assignments:

Commissioner Verts – October agenda; minutes; set up Zoom meeting; letter to St. Barnabas; comments on solar and PRD ordinances

Commissioner Himmelstein – Comments on solar and PRD ordinances

Commissioner Mullins – Comments on solar and PRD ordinances

Adjournment:

The meeting was adjourned at 6:28 p.m.

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

Vote: 3.0.0