

Valencia Borough Planning Commission

Meeting Minutes

7-11-2024

Commissioners Present: Torey Verts; Julie Himmelstein; Josh Zimmerman

Guests: Lori Trosky

Call to order:

The regular meeting of the Valencia Borough Planning Commission was called to order at 5:30 p.m. at the Valencia Borough building at 61 Almira St., Valencia, PA 16059.

Agenda Changes

No changes were made to the agenda.

Amend/Approve Minutes:

No changes were made to the meeting minutes from 6-6-2024.

Commissioner Himmelstein made the motion to accept the minutes. Commissioner Zimmerman seconded. Motion carried.

Vote: 3.0.0

Public Comments

Mayor Lori Trosky stated she was here to observe.

New business:

Borough Updates

Commissioner Verts gave an update on the borough. People's Gas was at the corner of Hayes Street and Three Degree Road and had dug a 4x4x4 foot hole in search of a gas leak. They were originally working on Three Degree Road placing anodes on the gas line when the workers smelled gas. It was determined that the smell was coming from a faulty valve head on Hayes Street. Commissioner Verts notified residents of what was happening and to call People's Gas should they notice a gas smell. The workers stated that the gas lines for Hayes Street would be replaced sometime in the next year. Commissioner Himmelstein stated that there have been other instances of gas leaks along Hayes Street and the gas line is probably overdue to be replaced.

Orientation

Commissioners welcomed new Commissioner Josh Zimmerman who was appointed to the Planning Commission at the Council meeting on 7-8-24. Commissioners went through an orientation checklist which included topics on stewardship of a community, when meetings take place and how they are structured, communication, and emails. Commissioners went over the current financial state of the borough and where the primary sources of revenue and income come from. Commissioners answered questions that Commissioner Zimmerman had. Commissioner Himmelstein sent out resources from the state regarding planning commissions as reference materials to read.

Ordinance 93

Commissioners reviewed Ordinance 93 which deals with public excavations. It was noted that the current ordinance states that anyone who does a public excavation has to apply for a permit with the borough. Commissioner Himmelstein will do some research into what state laws require and what other municipalities do regarding permits. Commissioner Verts stated that the Planning Commission should also research other ordinances in regards to wording so that Valencia Borough's ordinance is clear and specific as to what actions can be taken regarding public excavations. Commissioners discussed having the penalty and the bond be a percentage of the project rather than a direct fee so that both would more accurately reflect the cost of a project. Commissioner Himmelstein will gather other ordinances and send out the Municipal Planning Code (MPC) to the other commissioners for next month's meeting.

Next meeting:

The next meeting will be Thursday, August 1, 2024 at 5:30.

Agenda items for next meeting:

- Approve minutes
- Borough updates
- Ordinance 93 discussion

Adjournment:

Commissioner Himmelstein made the motion to adjourn the meeting. Commissioner Zimmerman seconded. Motion carried. The meeting was adjourned at 6:55 p.m.

Vote: 3.0.0