

Valencia Borough Planning Commission

Meeting Minutes

11-1-18

Commissioners Present: Torey Verts, Chair; Julie Himmelstein, Vice-Chair; John Mullins

Guests: Chris Rearick, Brian Himmelstein

Call to order:

The meeting of the Valencia Borough Planning Commission was called to order at 5:30 p.m.

Amend/Approve Minutes:

No changes were made to the meeting minutes from 10-4-18.

Decision: Julie made the motion to accept the minutes. John seconded.

Vote: 3.0.0

Public Comments

No public comments.

New business:

Surveys – Surveys with adjusted due dates were dropped off at St. Barnabas’s office in Valencia. The deadline for both paper and online surveys was extended until November 30th. Any resident who has not yet filled out a survey can do so until that time.

Ordinance outline – Commissioners reviewed the draft outline to the zoning ordinance that was provided by Chris Rearick. Chris stated that this was the framework on which to build the main ordinance. Commissioners need to thoughtfully consider the basis of the boundaries of each district based on community objectives and the vision of the future of the borough. Commissioners questioned the historical significance of areas in the borough, specifically the houses along Three Degree Road. Chris stated that it’s possible to create an overlay zone in this area that recognizes historical resources.

Chris commented that zoning is a process that protects the community and the property values of the community, as well as protecting the tax base. Commissioners asked about conditional use zoning. Chris stated that conditional use requests would go before the borough Council where they would review the application, and in special exceptions, conditional use might go to the zoning hearing board.

Commissioners reviewed the draft map and discussed lot sizes and frontage requirements. Larger frontage may be required on Three Degree Road and Butler Street to maintain the character of the borough.

Commissioners discussed home based businesses and the possibility of attracting more residents who have home based businesses to move here. Chris stated that it’s important to have common sense rules in the zoning ordinances, but there would also be the possibility of special exceptions or conditional use for some businesses if approved by Council or the zoning hearing board. The new zoning draft will have requirements for no impact home based businesses as well as other home based businesses.

The team briefly discussed flood plain management and how it works into the zoning process. Torey will send the updated flood plain ordinance to everyone, and Chris will incorporate it into the zoning ordinance draft.

Next meeting:

The next meeting will be Thursday, December 6, 2018 at 5:30.

Agenda items for next meeting:

- Amend/approve minutes
- Review the draft of a zoning ordinance and map

This month's assignments:

Torey – Write up meeting minutes; December agenda; send flood plain ordinance to everyone; fix Julie's email; review draft of ordinance

Julie – Review draft of ordinance

John – Review draft of ordinance

Chris – Provide draft of ordinance for commissions to review before meeting

Adjournment:

The meeting was adjourned at 7:12 p.m.

Decision: John made the motion to adjourn the meeting. Julie seconded.

Vote: 3.0.0