

Valencia Borough Planning Commission

Meeting Minutes

1-3-19

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

Guests: Chris Rearick

Call to order:

The meeting of the Valencia Borough Planning Commission was called to order at 5:31 p.m.

Amend/Approve Minutes:

No changes were made to the meeting minutes from 12-6-18.

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

Vote: 3.0.0

Public Comments

No public comments.

New business:

Ordinance draft – Chris Rearick updated commissioners on the progress of the zoning ordinance. He is still making changes, but since the last meeting, areas like home-based businesses and planned residential development have been expanded. The collector corridor overlay for Three Degree Road and Butler Street was also expanded upon. Chris will be researching recent ordinances for telecommunications, specifically for mini telecom towers related to 5G technology. As well, he will update the definition section and add language for medical marijuana since this is a current issue within the state. Commissioners asked Chris a series of questions regarding the ordinance. Chris will incorporate the feedback into the updated document.

Chris suggested speaking with representatives from the Butler County Planning Commission to let them know that Valencia Borough would be adopting a zoning ordinance soon. Chris will make the initial call, and Julie will talk with Brian Himmelstein and schedule a time to talk to representatives from the Butler office in person.

Commissioners will need to discuss with Council how they want to proceed with having the borough solicitor Mike Gallagher review the new ordinance. Once Council adopts the resolution, an ad for a public hearing will need to be published in the Butler Eagle. The pending ordinance will need to be available for review on the website as well as at the Valencia Borough building.

Torey requested to have “cheat sheets” or step by step instructions for certain areas of the ordinance as an additional resource for residents. Julie suggested to have a Frequently Asked Questions document made to assist in this process. The document could have a section stating why we are instituting a zoning ordinance.

Chris stated that Council will need to appoint a Zoning Hearing Board at the same time as adopting the resolution.

Due to the amount of work involved and the time needed to put a new zoning ordinance in place, commissioners decided to have a special meeting on January 22, 2019, at 5:30 p.m., in order to review the updated ordinance. The regular monthly Planning Commission meeting will still be held on February 7, 2019.

Next meeting:

The next meeting will be Thursday, January 22, 2019 at 5:30.

Agenda items for next meeting:

- Amend/approve minutes
- Review the draft of a zoning ordinance
- Discuss proposal for Council
- Discuss next steps

This month's assignments:

Torey – Write up meeting minutes; January 22nd agenda; Review draft of ordinance and give feedback; Write text for special meeting, email to Chris for approval; Email Ann text for Butler Eagle; Send Chris animal ordinance

Julie – Review draft of ordinance and give feedback; talk to Brian and schedule meeting with Butler County Planning Commission representative

John – Review draft of ordinance and give feedback

Chris – Send updated version of ordinance in Microsoft Word with notes and changes added; Call Butler County Planning Commission regarding zoning ordinance; Review telecommunications section for ordinance; Research MMJ for inclusion in ordinance; Write zoning ordinance resolution for Council

Adjournment:

The meeting was adjourned at 7:24 p.m.

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

Vote: 3.0.0