

Valencia Borough Planning Commission

Meeting Minutes

12-5-19

Commissioners Present: Torey Verts; Julie Himmelstein; John Mullins

Guests: Steve Victor (Victor-Wetzel Associates); 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 11-7-19.

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

Vote: 3.0.0

Public Comments

No public comments.

New business:

MS4 Papers

Valencia Borough is applying for 2 MS4 grants as part of an intermunicipal agreement with Adams Township. Commissioners signed the appropriate paperwork related to these grants.

St. Barnabas PRD

Commissioners welcomed Steve Victor from Victor-Wetzel Associates to discuss the proposed St. Barnabas Woodlands Planned Residential Development (PRD). Mr. Victor presented a slideshow that included supplementation to Zoning Officer Chris Rearick's response letter. The current property is in three tax parcels. A lot line revision to incorporate all of the parcels will be part of the application.

The landscape plan remained the same. Mr. Victor showed a cross section of the public trail. The trail will have an easement. A split rail fence and a planted buffer zone including a mix of shrubs, evergreens, and deciduous trees will separate the trail from St. Barnabas property.

St. Barnabas is requesting four modifications:

- 1) Sidewalks – Sidewalks are supposed to be along the streets per SALDO. However, the current Woodlands campus does not have sidewalks. In lieu of sidewalks, St. Barnabas would like to propose the public walking trail that will go the length of their property along Three Degree Road.
- 2) Density allowed for units – St. Barnabas is asking for five units for some of their buildings instead of the allowed four.
- 3) Setbacks – There is a 21-foot minimum setback from the curb. St. Barnabas is asking for a 20-foot front yard setback from the street right of way.
- 4) Bufferyards – St. Barnabas is asking to be allowed to plant a mix of shrubbery, evergreens, and deciduous trees instead of a double row of evergreens. There will be no berm or 6-foot solid fence.

Commissioners, Mr. Rearick, and Mr. Victor went through the items on the letter dated December 2, 2019. Regarding item #8, there was discussion of the timeline for construction. Mr. Victor stated they expect the timeline to be about two years as the units will be built on the basis of them getting rented. Mr. Rearick stated that the details should be included in the developer's agreement.

Commissioners, Mr. Rearick, and Mr. Victor discussed the items from the Planning Commission questions sheet. Regarding the northern entrance, Mr. Victor stated that it will be open during the construction phase to serve as a construction entrance. Mr. Victor will work with emergency services to develop a plan for accessing the gate. Commissioners asked for St. Barnabas to have an evacuation plan for the Woodlands and to communicate that plan to the residents.

Mr. Victor agreed that the responsibility of maintaining the walking trail would fall to St. Barnabas. The public easement will be put in a recorded document as well as in the developer's agreement. The easement will be expanded to 15 feet. Existing vegetation will be kept to the fullest extent possible.

There will be easements on the storm water detention facilities so that Valencia Borough can inspect them as needed. The existing pipes off of Three Degree Road will extend into the detention facilities.

Mr. Victor stated they will be filing for the NPDES permit next month. It will be a condition of the developer's agreement to have this permit as well as the wetland reports from the county.

Commissioners discussed whether St. Barnabas would have to follow either the Woodlands Preservation ordinance or the PRD ordinance regarding the amount of woodlands to be preserved and whether the deviation between the two was substantial. Commissioner Himmelstein asked if there were other places to plant more trees. Mr. Victor stated that the only plans are to plant street trees and bufferyard trees.

Commissioners agreed to allow a 40 foot width minimum instead of a 50 foot width minimum for the open space as long as there is a conservation easement on the open space.

Commissioners asked about the status of the Butler County Planning Commission (BCPC) response letter. Mr. Victor stated there was no comment from the BCPC, and that he would email the letter to the Planning Commission.

Mr. Rearick stated that the conservation agreement for the landscaping needs to be part of the recorded agreement and would be part of the final approval.

Mr. Himmelstein asked about how the incentive zoning fees per unit would be dispersed. Mr. Rearick stated that this will be part of the land development plan that gets recorded. The building permits will first be brought to Valencia, then Adams Township for approval. St. Barnabas will have to pay the \$1200 per unit fee at the time of the permit, not occupancy.

Commissioners decided to give tentative approval to the plan. To be included in the final plan are the four modifications, the construction waiver for Three Degree Road, the two year agreement for construction, the open space conservation easement, and the trail public easement.

Mr. Rearick will establish an exhibit list for the public hearing.

Decision:

Commissioner Himmelstein made the motion to recommend the tentative approval of the St. Barnabas Woodlands planned residential development including the waiver and modifications submitted as well as the waiver and modifications discussed, everything subject to the developer's agreement as approved by the borough solicitor and final approval by the borough engineer. Commissioner Mullins seconded.

Vote: 3.0.0

Commissioner Himmelstein will take the lead on writing a recommendation letter regarding the Planning Commission's decision to Council.

The Planning Commission is sending out notice letters for the public hearing for residents who live within 200 feet of the PRD.

Next meeting:

The next meeting will be Thursday, January 2, 2020 at 5:30.

Agenda items for next meeting:

- Amend/approve minutes
- Discuss St. Barnabas PRD proposal

This month's assignments:

Commissioner Verts –January agenda; Council meeting; mail out notice letters

Commissioner Himmelstein – Council meeting; write letter to Council

Commissioner Mullins – Council meeting

Adjournment:

The meeting was adjourned at 7:49 p.m.

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

Vote: 3.0.0