

Valencia Borough Planning Commission

Meeting Minutes

3-5-2020

Commissioners Present: Torey Verts; Julie Himmelstein; John Mullins

Guests: Brian Himmelstein, David Lucci (Victor-Wetzel Associates)

Call to order:

The meeting of the Valencia Borough Planning Commission was called to order at 5:33 p.m.

Amend/Approve Minutes:

No changes were made to the meeting minutes from 2-6-19.

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

Vote: 3.0.0

Public Comments

No public comments.

New business:

Update on Woodlands PRD

David Lucci from Victor-Wetzel Associates provided an updated plan for the St. Barnabas Woodlands PRD. The updated plan included retaining walls at certain areas along the walking trail that were referenced as being needed by engineer Scott Shoup. Mr. Lucci stated that all other information was consistent with the preliminary plan.

Commissioners asked Mr. Lucci if he had an evacuation plan for the PRD that was supposed to be submitted as part of the application. Mr. Lucci stated that he did not have the evacuation plan. Commissioner Verts stated that the evacuation plan was requested by the Planning Commission as part of the application for approval, and the application is incomplete without it. Commissioner Verts stated that the plan was also requested at last month's meeting and was promised to be submitted soon. Mr. Lucci asked why an evacuation plan was needed. Commissioner Verts stated that this PRD currently has several hundred senior citizen residents and will have possibly 80-85 more residents once the additional housing is complete. As such, for the welfare and safety of its senior citizen residents, St. Barnabas needs to do it due diligence and provide an evacuation plan for the PRD and communicate that plan to its residents. This plan will become part of a larger emergency services plan. Commissioner Himmelstein stated that since Valencia Borough pays for emergency services, it has a vested interest in the safety of its residents. Mr. Lucci stated that he will follow up with providing an evacuation plan to the Planning Commission.

Commissioner Verts asked Mr. Lucci if he had corrected version of the SFPM waiver from Hampton Technical that contained an incorrect tax parcel ID number for the PRD that referenced Adams Township. This correction was requested at last month's meeting. Mr. Lucci stated that he did not have that form but would provide a corrected version for the Planning Commission.

Commissioners asked about updates and timelines for the NPDES and Highway Occupancy permits. Mr. Lucci stated that revisions had been submitted to Butler County and PENNDOT and that he was hoping to have permits in the next 30 days. Commissioners requested copies of all approved permits.

Mr. Himmelstein stated that three drainage culverts coming off of Three Degree Road and onto the St. Barnabas property were not listed in the plans. Mr. Himmelstein stated that he had brought this up previously. He stated that the drawings did not show the culverts or how they would be tied into the drainage system of the PRD. Mr. Lucci asked for the location of the three culverts. Mr. Lucci stated that the culverts and how they are tied in to the drainage system would be added to the plans.

Mr. Himmelstein asked about the newly added retaining walls located at certain points along the trail. He requested that the fence be beside and above the trail at these points so that trail users wouldn't fall over the wall.

Commissioner Verts asked about the distance of the trail from the road at the locations of the newly added retaining walls. She expressed concerns that the trail was not far enough from the road, especially in the curved area of the road where it is more dangerous. Mr. Lucci stated that the trail would only be about 6-7 feet off of the road at this point. Commissioner Verts asked if it was possible to move the trail further from the road at this point. Mr. Lucci stated it wasn't possible to move the trail due to the location of the cul de sac and the retaining walls.

Commissioner Verts stated that per the request from Steve Victor last month, the Developer's Agreement was being started on.

Review of Zoning Ordinance

Commissioners had a brief discussion on potential updates to the zoning ordinance. Commissioners discussed referencing the Woodlands Preservation section in the PRD section as there was confusion as to which section had to be followed for a PRD. Commissioners discussed including additional community needs such as parks, trail systems, and playgrounds to the incentive zoning section of the PRD. Commissioners commented that the wording on what fees are allowed to be used for needs to be changed. Commissioners also discussed the possibility of preserving historical and agricultural resources within the community.

Next meeting:

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

Agenda items for next meeting:

- Amend/approve minutes
- PRD update
- Zoning ordinance discussion

This month's assignments:

Commissioner Verts – April agenda; Council meeting; review zoning ordinance; follow up with Engineer Shoup

Commissioner Himmelstein – Council meeting; review zoning ordinance

Commissioner Mullins – Review zoning ordinance

Adjournment:

The meeting was adjourned at 6:55 p.m.

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

Vote: 3.0.0