

Valencia Borough Planning Commission

Meeting Minutes

12-6-18

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 11-1-18.

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

Vote: 3.0.0

Public Comments

No public comments.

New business:

Surveys – The survey deadline has now passed and the Planning Commission is no longer accepting surveys. Only one additional survey was turned in with the extended deadline. The survey was not from a resident.

Ordinance draft and map – Chris Rearick handed out a draft of a zoning ordinance as well as an updated version of the borough map. The ordinance contains standard policies and legalities as well as incorporating the community feedback. Chris stated that it might be possible to adopt this ordinance soon, however, commissioners should take notes over the course of six months or a year on things that aren't working or that they want to change. He suggested that a six month review of a new zoning ordinance would be good practice.

Chris stated that key areas to pay attention to would be Three Degree Road and Butler Street. Chris also stated that Council can approve deviations from the ordinance in special circumstances. The goal of the ordinance would be to have general standards yet provide flexibility when needed.

Commissioners asked about signage requirements. Chris said to keep requirements basic, but to make sure requirements would provide for the adequate needs of any businesses as well as adhere to the "feel" of the community.

Commissioners talked about home based businesses. Chris stated that reasonable conditions as well as incentives can be placed in the ordinance for home based businesses. Appropriate buffers (like fencing), signage, and parking will probably be the key issues to address.

The commissioners asked about when to schedule the listening sessions. Chris stated that it would be possible to have a session after the January meeting if commissioners had no changes to the ordinance. The meeting would need to be advertised properly. Commissioners could then recommend to Council to

adopt the resolution for the ordinance should they choose to do so at that time. Chris also recommended having the borough's solicitor review the ordinance.

Chris may need to add a section about telecommunications (ex: mini cell towers) to the ordinance. He will review requirements and send any amendments to the commissioners.

Commissioners will review the ordinance this month and list any comments, questions, or concerns they have for Chris.

Next meeting:

The next meeting will be Thursday, January 3, 2019 at 5:30.

Agenda items for next meeting:

- Amend/approve minutes
- Review the draft of a zoning ordinance and map
- Discuss community listening session
- Proposal for Council

This month's assignments:

Torey – Write up meeting minutes; January agenda; Review draft of ordinance

Julie – Review draft of ordinance

John – Review draft of ordinance

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

Adjournment:

The meeting was adjourned at 7:02 p.m.

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

Vote: 3.0.0