

Valencia Borough Planning Commission

Meeting Minutes

1-6-2022

Commissioners Present: Torey Verts; Julie Himmelstein, John Mullins

Guests: Brian Himmelstein

Call to order:

The meeting of the Valencia Borough Planning Commission was called to order at 5:32 p.m.

Agenda Changes

No changes were made to the agenda.

Amend/Approve Minutes:

No changes were made to the meeting minutes from 12-2-2021.

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

Vote: 3.0.0

Public Comments

There were no public comments.

New business:

Borough Updates

Mr. Himmelstein gave an update on what is happening in the borough. There was a permit request for a solar installation on 87 Butler Street. This will be a stand alone panel that will be 20 feet off the property line. The Three Degree Road project will shut down for the winter months and will start back up again in March. At the last meeting that Adams Township had with Shields Paving, it was suggested to do test bores on the roadway because they found that the characteristics of the road were sporadic. There was no one elected for the third Council position as nobody received enough write-in votes. Council will need to appoint someone by resolution.

Community Food Donation Box

Commissioners had a discussion about the community food donation box. Commissioner Mullins stated that he wasn't able to blow up the blue print. Since there isn't a complete and detailed materials list, Commissioner Mullins thinks the cost of the box might be more like \$400. Commissioners Mullins and Verts and Mr. Himmelstein will have a conversation on who will buy what and where the materials will be stored.

5G

Chris Rearick has been reappointed as the Zoning Officer. He is still working on the 5G ordinance and he will get us some templates to work with. Armstrong Cable is currently doing home installations of fiber optics.

Zoning for Solar

Commissioner Himmelstein brought up that there are no regulations concerning solar panels and installations in our zoning ordinance. Mr. Himmelstein stated that this also goes along with solar leasing that is currently happening in Pennsylvania. Solar is a highly unregulated industry and there are multiple types of arrays and platforms. Commissioner Himmelstein stated that other zoning ordinances should be reviewed as to what specifications they have, where the panels are placed, and how many panels are installed relative to the size of the property. Commissioner Himmelstein will look at the Municipal Planning Code and the 2015 Residential Inspection Code to see what they say regarding solar. Commissioner Verts will look at other zoning ordinances to reference their solar regulations. Commissioners will present this information at next month's meeting.

ARPA Funds

Mr. Himmelstein stated that 2021 ARPA funds will need to be reported this year. Commissioner Verts will look at the Treasury site to see when the report is due.

Next meeting:

The next meeting will be Thursday, February 3, 2022 at 5:30.

Agenda items for next meeting:

- Amend/approve minutes
- Amend agenda if needed
- Borough updates
- Solar discussion

This month's assignments:

Commissioner Verts – February agenda; minutes; set up Zoom meeting; look up solar ordinances in other municipalities; get materials for food donation box

Commissioner Himmelstein – Look up solar regulations in the MPC and the RIC

Commissioner Mullins – Get materials for food donation box

Adjournment:

The meeting was adjourned at 6:08 p.m.

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

Vote: 3.0.0