

## **Valencia Borough Planning Commission**

*Meeting Minutes*

2-7-19

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

*Guests:* Chris Rearick, Brian Himmelstein, Margarite Martin

### **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 1-22-19.

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

**Vote:** 3.0.0

### **Public Comments**

Commissioners invited guests to speak regarding their thoughts on the proposed zoning ordinance and map. Brian Himmelstein asked Chris Rearick questions regarding PRDs and cluster developments. Chris replied that the ordinance gives both the developer and borough flexibility on reasonable requests for PRDs. Cluster developments would be similar to PRDs except they are meant for single family lots and allow for more open space.

Brian also asked about the possibility of access roads coming off of Lee or George Streets. Chris replied that with any potential development the borough could have reasonable conditions to extend right of ways to access sewer lines or utilities. A potential connection road at the end of those streets could also provide for easier garbage collection or deliveries.

Torey stated the borough's solicitor had reviewed the proposed ordinance. The only concerns he had were related to some parts in the agriculture section being too restrictive.

Brian asked about home occupations and allowing commercial vehicles at single family residences. Chris stated that anyone currently with a home business that has a commercial vehicle would be grandfathered in. A zoning officer could register current businesses as legal non-conforming use, however, businesses would only be able to add anything with approval from Council or the zoning board by requesting a variance or special exception.

Chris discussed the responsibilities and differences between Council and a zoning board regarding making decisions for zoning. Chris stated that Council is always a party to every hearing since it is the governing body. Although they couldn't overrule the zoning board, Council could challenge the board's decision in common pleas court. Chris suggested that if Council or the zoning board is getting the same requests over and over again, it might be time to review the ordinance for potential changes.

A copy of the proposed ordinance and map will need to be sent to Joel MacKay at the Butler County Planning Commission. Chris suggested to call Joel to see how long it would take for him to review the proposed ordinance and map so that Council has enough time to plan. Council will need a letter from

Joel regarding the proposed ordinance for their public hearing. Brian will talk to Council about having the public hearing and special meeting separate from the regularly scheduled Council meetings.

Brian asked Chris about fees for zoning ordinance violations. Chris will put together a document of suggested fees that Council can review.

**New business:**

After the public discussion, the Valencia Borough Planning Commission recommended to send the proposed zoning ordinance and map to Council for adoption as a new ordinance.

**Next meeting:**

The next meeting will be Thursday, March 7, 2019 at 5:30.

**Agenda items for next meeting:**

- Amend/approve minutes
- Review progress on zoning ordinance
- Review to do list and next steps

**This month's assignments:**

Torey – Write up meeting minutes; March 7th agenda; write to do list for Council

Julie – February 11<sup>th</sup> Council meeting

John – February 11<sup>th</sup> Council meeting

Chris – Create proposed fee schedule for Council

**Adjournment:**

The meeting was adjourned at 6:25 p.m.

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

**Vote:** 3.0.0