

Valencia Borough Planning Commission

Meeting Minutes

5-7-2020

Commissioners Present: Torey Verts; Julie Himmelstein; John Mullins

Guests: Brian Himmelstein; Steve Victor (Victor-Wetzel Associates); Sean Gallagher (solicitor)

Call to order:

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

Amend/Approve Minutes:

No minutes were provided of the meeting from 4-16-2020.

Public Comments

No public comments.

New business:

Update on St. Barnabas PRD

Steve Victor from Victor-Wetzel Associates provided an update for the St. Barnabas Woodlands PRD. Mr. Victor addressed several points brought up in last month's meeting.

The first point was regarding placing pipes underneath the roadway. Mr. Victor explained that two of the three the pipes were originally laid shallow and would need to be repositioned so that they could be connected with a manhole cover on the St. Barnabas side of the street. They will be part of the PennDot Highway Occupancy Permit. The two pipes being replaced are the one by Hayes Street and the one on the north end of the property. Mr. Himmelstein asked if the culverts would be replaced along with the pipes. Mr. Victor responded that the culverts would be replaced because the pipes were being lowered. Mr. Himmelstein asked if the plan was to put a culvert on the west side of the road on the north end. Mr. Victor responded that the culverts on the north end would not be replaced as the existing ones could be used. On the west side of the road, there would need to be an inlet with an extension beyond the trail. Mr. Himmelstein asked about inlets on the berm of the road. Mr. Victor stated that if the existing inlets were satisfactory, they would leave them, and if not, they would replace them. Valencia Borough would need to advise Mr. Victor on which way they would like to go. Mr. Victor stated the manhole could be changed to an inlet and moved closer to the road to eliminate the manhole in the middle of the trail. Mr. Victor stated they could do the same with the inlet by Hayes Street and move it closer to the roadway. Mr. Victor said Valencia Borough could let them know if the current inlets were not stable enough and they would replace them if they were broken. Mr. Victor stated that manhole DD4 could also be converted to an inlet.

The next point was to verify to Shoup Engineering that connecting to the three storm sewer pipes and connecting to their system did not change the hydraulics. Mr. Victor said that Mr. Shoup sent a letter via email today that stated that Mr. Shoup reviewed the system and okayed it. Commissioner Verts asked if anything had changed from the stormwater engineering report. Mr. Victor stated that nothing had changed. Mr. Victor stated that DD5 was piping the water into the pipe system and running it to the detention facility. Mr. Victor stated that now that the water would be in a pipe instead of a sheet flow, it

would not make a difference. Commissioner Verts asked to confirm if all of the runoff into the development area includes all of the runoff from Three Degree Road that the inlets currently capture. Mr. Victor stated they had studied all of it. On DD5, it is connected to the storm sewer pipes that take it to the detention facility. For DD3 and DD4, rather than running it through the system, they bypassed it and carried it down to the stream to be discharged into the wetlands. Commissioner Verts stated that it has only been recently that the inlets have been included on the drawings. She asked to confirm that the runoff that these inlets capture from Three Degree Road was included in the original stormwater engineering reports. Mr. Victor stated that it was. Mr. Victor stated that what wasn't calculated was the diversion of DD3 and DD4 out of the system. Commissioner Verts asked if DD3 and DD4 were being directly run into the wetlands, if that would affect the flow out of the creek because currently the water runs into the field where it has time to absorb. Mr. Victor stated no it does not, there is no increase in the differential between pre and post runoff conditions. Mr. Himmelstein stated he would disagree with the speed at which the water gets to the wetlands that it would increase the flow of the creek. Mr. Victor stated he wouldn't disagree with just DD3 and DD4, but if you look at the entire picture of pre to post, all of the rest of the water is being detained and compensated for. Mr. Victor stated they have dramatically reduced the overall picture of stormwater reduction. Commissioner Verts said that they are asking these questions to make sure that the runoff rates are not being increased into the park area downstream. Mr. Victor stated that all of the runoff, with the exception of DD3 and DD4, goes into a giant collection system and is managed in the detention facility. Commissioner Verts asked how the water being piped directly from the roadways, which might have pollutants and salt, and directly into the wetlands, is being addressed and mitigated since the field will no longer provided a buffer. Mr. Victor responded that he could not address the extent that the pollutants are there, and concerns should be posed to Shoup Engineering. Mr. Himmelstein asked about the specifications of rip rap to slow water into the wetlands. Mr. Victor stated that in the standard detail area it's typical to have a chart that lists sizing of rip rap areas. Commissioner Verts asked what NPDES looks for in terms of this. Mr. Victor stated they look at water quality, water volume, infiltration, and erosion and sedimentation control.

The third point was how to deal with the retaining walls and separation from the trail. Originally, there was a 2-3 foot high wall along the trail near the cul-de-sac. Mr. Victor stated that the wall had been eliminated and now the trail is in the middle of the 15 foot easement area instead of by the road. Mr. Victor stated they were able to accomplish this by shifting the head of the cul-de-sac inside of the right of way. Commissioner Himmelstein asked if shifting the cul-de-sac did anything to the position of building 400. Mr. Victor stated no, the buildings were not moved. Commissioner Himmelstein asked about the retaining wall alongside the Hayes Street detention facility. Mr. Victor stated he had the engineer elongate the detention facility to maintain the same volume to make it narrow and give room for a different slope without a retaining wall. Commissioner Verts thanked Mr. Victor for his creative solution to this problem.

Commissioner Verts asked about updates to permits. Mr. Victor stated NPDES is currently under review, and the planning module has been signed off by Breakneck Authority and is waiting to be signed by the Valencia Borough Council.

Mr. Gallagher asked who the easements were to on the plats. Mr. Victor stated it was a standard statement put on there that municipalities like to show in case of inspections. He stated it was a general blanket easement and not specific to anyone in general. Mr. Gallagher asked about the private storm sewer easement between units 301 and 504 and asked why that was private as opposed to the others

being public, or right of easements to the borough. Mr. Victor stated he was not sure why the engineer did that. Mr. Gallagher asked for the word private to be taken out. Mr. Victor stated it wouldn't be a problem. Mr. Gallagher asked whether St. Barnabas could put in the developer's agreement that St. Barnabas would maintain the trail and the open spaces. Mr. Victor stated that would be done. Commissioner Verts asked if the recording plat matched up with all of the changes that were made at the meeting. Mr. Gallagher stated the plat would identify everything that was seen at this meeting. Mr. Victor confirmed.

Mr. Gallagher stated next steps were to make a recommendation to Council for final approval. The developer's agreement would come after final approval from Council.

Commissioner Verts asked for further discussion on final approval. Commissioner Mullins stated it seemed like issues were addressed. Commissioner Himmelstein asked about any outstanding items that would be contingent upon final approval. Mr. Victor stated it could be conditioned per Shoup Engineering's letter regarding the third party permits. Commissioner Verts expressed wanting to ask more questions to Shoup Engineering as the Planning Commission had just received his letter that evening. Commissioner Himmelstein asked if the planning module was a third party permit. Mr. Victor stated the three signoffs on it will be Butler County Planning Commission, Breakneck Authority, and Valencia Borough. Afterwards it goes to DEP. Commissioner Himmelstein stated she saw the borough's needs being addressed and would be comfortable to recommend approval based on other permits coming through.

Decision:

Commissioner Himmelstein made the motion to recommend final approval to Valencia Borough Council of the St. Barnabas PRD pending approval of any permits needed as reference in Scott Shoup's letter dated May 7, 2020. Commissioner Mullins seconded.

Vote: 3.0.0

Review of Zoning Ordinance

Commissioners agreed to delay the discussion of the zoning ordinance until next month.

Next meeting:

The next meeting will be Thursday, June 4, 2020 at 5:30.

Agenda items for next meeting:

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

This month's assignments:

Commissioner Verts – June agenda; Council meeting; review zoning ordinance

Commissioner Himmelstein – Council meeting; review zoning ordinance

Commissioner Mullins – Review zoning ordinance

Adjournment:

The meeting was adjourned at 6:30 p.m.

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

Vote: 3.0.0