

Valencia Borough Planning Commission

Meeting Minutes

11-7-19

Commissioners Present: Torey Verts; Julie Himmelstein; John Mullins

Guests: Bob Geyer (St. Barnabas); Steve Victor (Victor-Wetzel Associates)

Call to order:

The meeting of the Valencia Borough Planning Commission was called to order at 5:31 p.m.

Amend/Approve Minutes:

No changes were made to the meeting minutes from 10-3-19.

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

Vote: 3.0.0

Public Comments

No public comments.

New business:

Burning Ordinance

Commissioners tabled discussion of the burning ordinance in order to give more time to the St. Barnabas PRD discussion.

St. Barnabas PRD

Commissioners welcomed Steve Victor from Victor-Wetzel Associates, and Bob Geyer, a representative from St. Barnabas, to discuss the proposed St. Barnabas Woodlands Planned Residential Development (PRD). Mr. Victor stated that St. Barnabas choose to follow the new Valencia Borough zoning ordinance using the PRD option.

Mr. Victor presented a slide show regarding the proposed PRD. The PRD will be a continuation of the St. Barnabas main campus. The PRD will cover 21 acres of property and will fall within 3 zoning districts, including the Institutional Residential district, the Rural Residential district, and the Collector Corridor Overlay.

Wetlands run the full length of the site. An unnamed tributary to Breakneck Creek with smaller tributaries runs through the wetlands. Mr. Victor stated that the only place of impact to the wetlands is the access road from the main campus.

All of the homes will be owned by St. Barnabas Land Trust, LLC. The streets will be private streets. There will be a connection to Three Degree Road at the northern end of the PRD, however this entrance will be gated to ensure privacy and security to the campus. Commissioners asked about access for emergency personal. Mr. Victor replied that although it hasn't been decided yet, there will be a way for emergency personal to access the campus such as an Opticon system or a lock with a key code.

The housing style of the units will be similar to those on Curran Court, patio style townhouses attached with a common vertical wall. The units will have 4-5 townhouses each, with one to two car garages attached. There will be no basements or second floors in the townhouses.

St. Barnabas will build a walking trail which will run along Three Degree Road. The trail will be on St. Barnabas property, however there will be an easement so that the public can use it. Alongside the trail will be a rail fence. As well, there will be plantings that will act as a barrier to the PRD. Plantings will include shrubbery, evergreen, and deciduous trees. The trail is currently being planned as a crushed limestone trail with a rock base for drainage. Commissioners asked who will be in charge of maintaining the trail, St. Barnabas or Valencia Borough. Mr. Victor stated that was something that still needed to be decided upon.

Inside the PRD will be a mini central commons courtyard with a gazebo for residents. Cluster Box Units for mail will be alongside the courtyard.

There will be two detention facilities for water runoff, one at the northern end and one at the southern end of the PRD. There will not be fencing around the detention facilities to provide for easier access for maintenance. Commissioners asked whether there would be standing water for long periods of time in the facilities, and Mr. Victor replied that there should only be standing water after heavy rains. Commissioners asked if the water runoff from Three Degree Road was factored into the capacity of the detention facilities, and Mr. Victor stated that it was.

Mr. Victor explained that the proposed PRD site is listed in 3 tax parcels. St. Barnabas will revise the property lines to reflect one lot. The site will be identified as a separate tax parcel from the main campus. There will be long term commitments to open space and preservation. The open space will have a conservation easement so that something can't be built on it later.

Commissioners asked what year the lidar topography maps were from, and Mr. Victor replied that the most current reference maps were from 2006.

Commissioners asked the timeline for construction. Mr. Geyer stated that St. Barnabas would like to have the site under construction by the summer of next year. Construction will start with grading, sewer systems, clearing trees, and putting in detention basins. A building four plex will take about 5 months to complete. St. Barnabas will build according to market and will only construct a building once they have residents to rent it. Construction will start on the southern end of the site.

Mr. Victor and the commissioners discussed the St. Barnabas response letter to zoning officer Chris Rearick dated November 1, 2019. Item #8 referred to what specifically the units are, either patio homes or townhouses. Mr. Victor stated that he believes the units are townhouses.

Item #9 of the November 1, 2019 response letter dealt with woodlands preservation, specifically the requirements of section 1-1510 of the Valencia Borough Zoning Ordinance versus the requirements of a PRD. Mr. Victor stated that as a PRD, they are governed by the PRD section, not section 1510.

Mr. Victor and the commissioners discussed the St. Barnabas response letter to engineer Scott Shoup dated November 6, 2019. Item #6 dealt with right of ways and front yard set backs. Mr. Victor stated

that Mr. Shoup's opinion was that they have to assume a 50 foot right of way per Butler County SALDO. Mr. Victor stated this was not the case as these are streets inside of the PRD and not Three Degree Road. Mr. Victor also confirmed the 40 foot rear setback from the back of the building to the open space.

Item #8 of the November 6, 2019 response letter dealt with open space minimum width requirements. There are some sections where there is only 40 feet of width. The Planning Commission will need to decide if this deserves a modification waiver to allow it to be under the conservation easement.

Commissioners decided to consult zoning officer Chris Rearick on all issues /questions for further information.

Commissioners discussed the public hearing that will need to be held for the PRD. The Planning Commission will inform Council that they will need to set a date for the hearing.

Commissioner Verts will compile questions from tonight's meeting and send the information to the appropriate parties for answers.

Next meeting:

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

Agenda items for next meeting:

- Amend/approve minutes
- Discuss St. Barnabas PRD proposal

This month's assignments:

Commissioner Verts – Write up meeting minutes; December agenda; Council meeting; PRD review materials

Commissioner Himmelstein – Council meeting; PRD review materials

Commissioner Mullins – PRD review materials

Adjournment:

The meeting was adjourned at 7:38 p.m.

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

Vote: 3.0.0