

Valencia Borough Planning Commission

Meeting Minutes

5-7-18

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

Guests: Chris Rearick, Township Manager at Jackson Township; Brian Himmelstein, Valencia Borough Council President

Call to order:

The first meeting of the Valencia Borough Planning Commission was called to order at 5:37 p.m.

New business:

The Planning Commission asked consultant Chris Rearick, Township Manager at Jackson Township, to give an overview of the responsibilities of a planning commission.

Chris discussed the possibility of having a steering committee made up of residents to assist with the zoning process. This would not be a formal committee, but they could help get input from residents and get people on board early. Chris also suggested to do borough walk-throughs and invite residents to come along to give input to help with the decision making process.

A discussion was had in regards to land use development versus zoning. Zoning focuses more on use and structures and where usages are permitted, whereas land development focuses on things like storm water management, street infrastructure, lighting, etc. Zoning will have an effect on land development. Chris stated that the municipality planning code is the main guide for planning. He will email the commissioners a copy of the code with certain sections highlighted for reference. Chris said one of the steps for zoning should be to identify any issues that need to be immediately managed as well as long term goals for the community.

Commissioners asked questions of how zoning could affect revenue and make Valencia a more sustainable community. Brian Himmelstein gave information on the current tax situation. Chris stated that the planning commission should look at creative ways of building a potential revenue system such as having incentive zoning that allows for reasonable development. Chris recommended having a long term vision for the community which might include areas for single family housing, multi-family housing, green spaces, etc.

Chris suggested that the planning commission should put together a document that summarizes what we want to do: what's our vision, what type of districts do we want to have, how do we address current issues, what do we want to preserve, what do we want to change, etc.

The question was asked if the planning commission needed its own solicitor. Chris stated that as a planning commission, we are making recommendations, not decisions. When a zoning hearing board is appointed, they will need a separate solicitor.

Monthly meeting dates:

Commissioners decided to have the monthly meeting on the first Thursday of each month at 5:30. The next meeting will be June 7, 2018.

Decision: John made the motion. Julie seconded.

Vote: 3.0.0

Nomination of officers:

Commissioners decided to appoint officers.

Decision: John made the motion to appoint Julie as Vice-Chair. Torey seconded.

Decision: Julie made the motion to appoint Torey as Chair. John seconded.

Vote: 3.0.0

Agenda items for next meeting:

- Review maps
- Discuss what we want for community to provide for Chris, our vision, provide summary to Chris
- How do we facilitate input from the community

This month's assignments:

Torey – Email commissioners Eagleview access and code; email Ann text to be put in Butler Eagle for monthly meetings; write up meeting minutes; June agenda; Review Eagleview and maps

Julie – Review Eagleview and maps

John – Review Eagleview and maps

Chris – Email commissioners a copy of the municipality planning code with sections highlighted for reference

Adjournment:

The meeting was adjourned at 7:12 p.m.

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

Vote: 3.0.0