

Valley Township Planning Commission
May 14, 2019
Draft Minutes Package

All information contained herein is unofficial
until officially accepted as accurate by the Valley Township Planning Commission

Note that only the official signed minutes contain all exhibits.
Refer to the Secretary for official filing of the full package of minutes

Prepared by
Leslie Siebert, Secretary

VALLEY TOWNSHIP PLANNING COMMISSION
Meeting Minutes for
May 14, 2019

Unofficial Until Approved

Call to Order

Chair Mr. Bement called the regular Planning Commission Meeting to order at 7:00 p.m. on May 14, 2019, in the Valley Township Municipal Building Meeting Room.

The Chair reminded members that there is a standing rule limiting discussion to 45 minutes per plan review each meeting. Cooperation by everyone is appreciated.

Members present were: Mr. Denny Bement
Mr. Bruce Manning
Mr. Michael Ellis (for Pennoni Associates, Inc.)

Mr. Jonathan Egger
Ms. Michele Allen
Mr. Tom Burt

Absent: None

Guests: None

Agenda Items

1. Review and Approval of Minutes for April 9, 2019
 2. Remarks on actions of the Board of Supervisors (BOS)
 3. Remarks on actions of Planning Commission Chair
 4. Old Business
 5. New Business
 6. Other
 7. Adjournment

1. Review and approval of Minutes for April 9, 2019

Minutes were not available to members for review either via email or hard copies. Members remarked that it would be helpful to have copies of draft minutes for review in advance of the meeting, when the agendas are sent out.

2. Remarks on actions of the Board of Supervisors (BOS)

Mr. Ellis shared:

- A. Conditional approval of Amycel's Preliminary/Final Development Plan - conditioned upon satisfying the recommendations of the Planning Commission; is moving forward. Mr. Manning raised a concern regarding whether the protection of the cross road trench was included in the final plan. Applicants agreed to re-design it. Mr. Ellis will check the revised plans to see if it is there, and remind them if it is not. They still need sewage plan approval from the Department of Environmental Protection and the new pump station.

- B. Approved 90-day extension for Airport Diner - applicants have not submitted any revised documents since the Planning Commission recommended conditional approval. There are outstanding fees to the township that are pending.
- C. Authorized County CDBG re-applications for Concord St. - reconstruction of an alley in the West End -and Wagontown Road reconstruction; the Supervisors and County are pushing to get this road re-opened. However, there is still some time, possibly years, before it happens.
- D. Oakcrest sidewalk from neighborhood to Lincoln Hwy will be required by developer - Phase 2 - applicants asked about providing a fee in lieu - Supervisors want the sidewalk constructed, per Mr. Ellis.

3. Remarks on actions of Planning Commission Chair

A. Comprehensive Plan Open House and Workshop - 5/29/19 from 6:00-8:00 PM at Rainbow Elementary School; workshop exercises from 6:30-7:30 PM - Mr. Bement shared and encouraged members to attend this event to add input. There will be boards presented with suggestions, where residents can choose their priorities, with a discussion afterward. Members and residents are encouraged to bring neighbors for the most input.

4. Old Business

A. SALDO - Dumpster & Sidewalk Widths

Mr. Bement asked for comments on the proposed amendment:

- Section 1 wording is awkward; there was discussion to replace the word “dumpster” in the definition, and rework the last sentence. Mr. Ellis will rework this.
- 1.C. under Location - the wording “unnecessary maneuvers.” is ambiguous and difficult to legislate. Mr. Ellis will rework this.
- 2.A. the term cement concrete is redundant? Mr. Ellis explained this is consistent with PennDOT’s verbiage.
- Mr. Manning: 4.C.: suggested keeping bollard footings at 18-inch diameter.
- Ms Allen asked about the differential in cost for these added requirements. +/- \$1000.00 was the response. It is for the long term, and for more consistency.
- Mr. Manning is OK with 4.D.
- Enclosure 3.C. - Ms. Allen suggested to add “of”

Motion M51901 to accept the recommended amendments of the Dumpster & Sidewalk Widths Ordinance to SALDO as presented by Pennoni, with the edits noted, was made by Mr. Bement, seconded by Mr. Egger. All in favor. None opposed. The motion carried.

5. New Business

None

6. Other

A. Mr. Egger is scheduled for the Planning Commission report to the BOS meeting next week. Mr. Bement will present in June. Mr. Burt in July.

B. Township Engineer Report/Updates

1. Comprehensive Open Space, Recreation, and Environmental Resources Plan Update - Public Meeting #2 was conducted on 5/7/19 - Mr. Ellis reported that it was a packed room, many residents provided feedback against demolishing the township building. A historic group has been formed to develop a plan to use the building for community purposes. The County is requesting a year to explore options for renovation and re-use. Security and costs for maintenance and insurance are a concern for the township.

2. Pursuing a grant for Master Planning for repurposing of the existing Township building upon occupancy of new building - a grant has been submitted to the State to fund the study. If the building is to remain, it is anticipated that another owner would take on major renovation issues (asbestos, etc.).
3. Valley Suburban Center - PennDOT permit design remains underway - pedestrian improvements, crossing signal upgrades to PennDOT - applicants have an extension to the end of the year for conditional approval. Discussion about a bus stop on Business Route 30 - Mr. Ellis said we are looking at bus routes in the Comprehensive Plan Update. Recommendations will be made based on community input.
4. Buckthorn Drive Traffic Study - A draft traffic study was prepared. The Supervisors have requested additional traffic counts and school bus stop information.

Ms. Allen added that she attended the VPP multi-municipal economic development study meeting; the group has three proposals for a consulting company. 70/30 county/township. The group is meeting as needed. 12 people attended. Four townships are represented. She will keep members updated.

7. Adjournment

With no further business, *Motion M51902* for adjournment was made by Mr. Manning, seconded by Mr. Burt. All in favor. None opposed. The motion carried. The meeting adjourned at 8:10 p.m.

The next Planning Commission meeting will be June 11, 2019.

Respectfully submitted,

Leslie Siebert
Secretary
Valley Township Planning Commission

Valley Township Planning Commission

Voting

Motion M51901

Date: May 14, 2019

Member: Mr. Bement seconded by: Mr. Egger

Subject: to accept the recommended amendments of the Dumpster & Sidewalk Widths Ordinance to SALDO as presented by Pennoni, with the edits noted

Michele Allen Aye Nay Abstain Absent

Jonathan Egger Aye Nay Abstain Absent

Denny Bement Aye Nay Abstain Absent

Tom Burt Aye Nay Abstain Absent

Bruce Manning Aye Nay Abstain Absent

Motion: Carried Defeated

Motion M51902

Date: May 14, 2019

Member: Mr. Manning seconded by: Mr. Burt

Subject: Adjournment

Michele Allen Aye Nay Abstain Absent

Jonathan Egger Aye Nay Abstain Absent

Denny Bement Aye Nay Abstain Absent

Tom Burt Aye Nay Abstain Absent

Bruce Manning Aye Nay Abstain Absent

Motion: Carried Defeated