

Valley Township Planning Commission
August 13, 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
August 13, 2019

Unofficial Until Approved

Call to Order

Chair Mr. Bement called the regular Planning Commission Meeting to order at 7:02 p.m. on August 13, 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

Absent: Mr. Tom Burt

Guests: Carol Lewis, township manager

Agenda Items

1. Review and Approval of Minutes for July 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 July 9, 2019

Motion M81901 to approve the July 9, 2019, minutes was made by Mr. Manning, seconded by Mr. Egger. All in favor. None opposed. The motion carried.

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

A. Ms. Lewis relayed that the BOS denied Airport Diner plan at their August 6, 2019, meeting; there was no progress on the items listed in the Pennoni letter.

3. Remarks on actions of Planning Commission Chair

A. Comprehensive Plan Update - Mr. Bement shared it was a good meeting. Referring to a handout from the meeting, there were some suggestions on format. Potential strategies for enhancing open space, property, stormwater, and utilities. He is pleased with the direction we are going. Mr. Bement reinforced that a goal is to have applicants read the Comprehensive Plan prior to coming in with plans, so the plans

are compatible with the township's Comprehensive Plan and will make the approval process smoother. It is helpful to have everyone on the same page before getting too far down the road.

- B. Ms. Lewis added the Economic Development Committee met with consultants. The next step is interviews with key stakeholders, and the Planning Commission will be on this list. The timeline is for late September/early October.

4. New Business - taken out of agenda

- A. Aydemir Concept Plan - 55 Glencrest Road, veterans housing and possibly additional uses. Mr. Avdemir was present on his own behalf and introduced his project by saying, "I am interested in providing housing for "non-millionaires." Mr. Avdemir is traveling around the state meeting with County Housing Authorities assessing the need for housing. Some have needs, others do not. In Valley Township, he found land on Glencrest Road, possibly for apartment housing for veterans, adults over 55 or a combination. He can keep the rents low. He spoke to Steve at the Housing Authority about how many people are on a wait list for housing, and has talked to someone at the Veterans Administration for their potential housing needs for veterans.

Mr. Avdemir referred to rough drawings that he provided to members. He wants to begin a conversation for what the township needs. ADA compliant with elevators, walk-in showers. How many buildings? As many as is needed. Space provided for playground if there are children. He will work with what the need is.

Mr. Ellis ran through relevant points in the Zoning Ordinance:

The lot was previously zoned for high density housing, noting that a plan came in 15 years ago for 82 townhouses. A barrier was the steep slopes and woods, getting water near Lincoln Highway. With latest zoning update, the lot was rezoned Conservation....special exception/conditional use for cluster development with public water and sewer, but that only allows for single-family homes. The Township's well water system that serves that area is at capacity.

The two properties would need to be rezoned to R-2 residential to permit the proposed multi-family use.

Mr. Bement asked whether they would consider parking in the back of the building. (No problem). Mr. Bement added that the proposed plan is in line with the township's ongoing Comprehensive Planning, which is looking to address the need for low to middle income housing and he would be in support of the vision.

Mr. Ellis pointed out Natural Resources in the Zoning Ordinance, for woodland protection and replacement. They cannot build on slopes over 25%. Potentially 75-100 units maximum for both parcels combined.

Mr. Bement added the accessibility on the public transit route. In closing, Mr. Avdemir said he would consider the committee's input, develop further and possibly return at a later date.

Mr. Manning added that although providing affordable housing for our Veterans and adult over 55 is a major concern, that rental units do not answer the problem in front of the tax payers who face rising school taxes. It is a real quagmire, We need a solution to solve both situations.

5. Old Business

- A. SALDO Amendment for Dumpsters & Sidewalks - discuss CCPC's comments on dumpster setbacks and locations. Mr. Bement shared that the Chester County Planning Commission comments reflected they went along with most everything we said. Mr. Ellis added that the supervisors are in support and it is moving forward.
- B. Zoning Amendment for Medical Marijuana uses - Mr. Bement referred to the Chester County Planning Commission letter dated July 30, 2019, in the packet. The proposed regulations are compatible with Act 16 (Pennsylvania's Medical Marijuana Act). The next step is for public notice and public hearing.
- C. Updates to the Parks Ordinance - Ms. Lewis and township attorney Amanda Sundquist reviewed Pennoni's draft ordinance amendment and sent a revised document out to members today before the meeting:

The purpose statement was modified.

- Mr. Bement pointed out relevant comments in Section 1 may also be listed in the proposed Open Space & Recreation Plan.
- In Section 2 - added the exemption clause for employees, add open space back in to be consistent.
- Sections 3.A.,B. & C. - wording changed.
- Section 4 - prohibited activities combined together: intoxicating beverages, gambling, criminal conduct, as defined by the state; hunting, trapping, paintball. Fireworks moved to Section 5.
- No digging in the ground, disturbing flora and fauna. (13) Fires.
- To Section 4 (15) add no overnight camping, tents, forts, tree houses, etc. Mr. Manning suggested to add "or any such fabricated enclosure."
- (18) - smoking, vapes, etc.
- Section 6 - Animals - consider adding animals other than dogs as long as on a leash. Dog parks have their own set of rules. If using a remote control leash, must demonstrate that it is working. (5) - Mr. Bement suggested leaving in birds
- Water prohibited activities - add hot and cold (If frozen water - skating, sledding) It was suggested to put a sign up to "do so at your own risk." Ms. Lewis said this falls under state regulations.
- Section 7 - Permits for group activities.
- Section 8 - fees and deposits - need to be in two weeks prior to an event. What happens if rules are violated?

Ms. Lewis will confer with Ms. Sundquist again for clean-up and clarifications, and send it out again.

6. Other

A. Mr. Manning is scheduled for the Planning Commission report to the BOS meeting next week. Mr. Burt will present in September. Mr. Egger in October. Ms. Allen in November. Mr. Bement in December.

B. Township Engineer Report/Updates

1. Valley Suburban Center permit updates - still waiting for PennDOT

7. Adjournment

With no further business, *Motion M81902* for adjournment was made by Mr. Manning, seconded by Mr. Bement. All in favor. None opposed. The motion carried. The meeting adjourned at 8:45 p.m.

The next Planning Commission meeting will be September 10, 2019.

Respectfully submitted,

Leslie Siebert
Secretary
Valley Township Planning Commission

Valley Township Planning Commission

Voting

Motion M81901

Date: August 13, 2019

Member: Mr. Manning seconded by: Mr. Egger

Subject: Approval of July 9, 2019 PC minutes

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 M81902

Date: August 13, 2019

Member: Mr. Manning seconded by: Mr. Bement

Subject: Adjournment

Michele Allen Aye X Nay ___ Abstain ___ Absent ___

Jonathan Egger Aye X Nay ___ Abstain ___ Absent ___

Denny Bement Aye X Nay ___ Abstain ___ Absent ___

Tom Burt Aye ___ Nay ___ Abstain ___ Absent X

Bruce Manning Aye X Nay ___ Abstain ___ Absent ___

Motion: X Carried ___ Defeated