

**Valley Township Planning Commission Meeting Minutes
October 10, 2023**

In Attendance: Denny Bement, Joe Arvay, Jim Druecker, Shawn Leonard, Yvette Smith
Lorenzo Kelley, Alternate
Mike Ellis, Pennoni Associates, Inc.
Janis Rambo, Township Manager

Convened: 7:00 p.m.

Adjourned: 8:12 p.m.

Next BOS Presenter – Shawn Leonard

Denny Bement welcomed Lorenzo Kelley as an alternate PC member

Public Comment - none

Approval of September 12, 2023, Meeting Minutes-Shawn Leonard motioned, Joe Arvay seconded, approved 5/0

Remarks on Actions of the Board of Supervisors

1)Approval of subdivision plan for Valley View Lot 8A & Lot 8B with conditions granted

2)Extension of review time for Chester County Airport Authority for land development accepted to January 31, 2024

3)Zoning Hearing application submitted by IDG Development for property south of Glencrest Road relative to the land development plan for parking in Valley Township as part of the NSEC sports complex proposed in the City of Coatesville seeking several variances relative to parking space size; landscaping; disturbance of slopes and retaining wall received held on September 28, 2023. Zoning Hearing Board granted relief with conditions

4)Lorenzo Kelley was appointed as an alternate Planning Commission member

Remarks on Actions of Planning Commission Chair-no comments at this time

Old Business – none

New Business

1-Koenig Engineering-700 Fox Chase Road

Paul Lepard, Landscape Planner with Nave Newell, advised they are not looking for any action by the Planning Commission at this time, but thought an informational meeting

would be helpful. They are working w business association at the Corporate Center to get everyone on the same page about the project and procuring their sign-off as well. The expectation is to secure sign-offs from the Corporate Center, revise the plans, and refile. Mr. Lepard shared there are no issues with the Corporate Center. Because of some input from Corporate Center, the expectation is that the storage facility will be a little bit smaller. Although there is no information on materials and colors, bylaws will require they match existing building and materials.

Back in 2000, the Bendor Corp. owned the building and brought subdivision plans to develop a 2-phase project. 1st phase is a 19,000 sq. ft. building and associated parking with 41 spaces. The only changes are relocated ADA spaces and they reoriented the ramp. The number of spaces and layout remain the same.

2nd phase would have been a 2-store 19,000 sq. ft. office addition. Jump back for a moment. The building has remained in the same internal configuration-manufacturing occupies 11,000 sq. ft. and the remaining 8,000 sq. ft. is office space. It is Mr. Lepard's understanding separation and operation continues in same configuration as it had been with Bender.

Koenig Engineering makes precision turbines for power generation companies and equipment that has its own power source for power companies and the Department of Defense. Lessons from COVID, they realize in order for them to meet demand of clients, end user needs turbine pretty quickly. Whole emphasis behind this project was to expand their warehouse component to have more stock available onsite. Really the crux of project.

Phase 2 building was approved and engineered, infrastructure constructed, which sits idle. No need for 19,000 sq. ft. of office so Koenig is going to abandon Phase 2 site improvement in order to build an out building solely for purposes of storing inventory and parts for manufacturing that will continue to happen in the main building.

This will be 4,500 sq. ft., 50x90, operationally there are some questions in Pennoni's review letter. The expectation is this will be equipment. Fire code requires facility be sprinkled so it will be, but only for that purpose. At this point, will be no sinks, toilets, only fire suppression. In terms of other utilities, there will be either a propane tank for a heating unit or gas for same purpose.

This is where employees will be stocking and serving inventory, but not operating out of. This is completely an accessory to manufacturing for materials. Delivery of parts and material is pretty straight-forward. Referring to chart, this is a one-way drive from east to west, there is already a forklift onsite that will help with loading and unloading. The expectation is that for large pieces of equipment they will continue to use loading dock for those deliveries and a forklift will take it into storage facility.

Mr. Lepard indicated a single-unit truck can get into this position if they needed to, but the preference is to operate here (again referring to blueprint). This drive is to benefit

loading off of Fox Chase Road. The whole reason for the access drive is for large vehicles to be able to come in a back into the loading dock.

The expectation is that the dumpster is not front loaded, but rather a dolly dumpster where it's going to be rolled out. Not an overhead front-loaded dumpster. Will get more details on the type of dumpster, concrete slab, and fencing detail. It is believed code requirements are the same regardless of they type of dumpster.

There are regional stormwater facilities at the Corporate Center to serve property. With changes in storm water regulations, some of stormwater improvements have moved onto the lot. No difference except a small Rain Garden intended to serve disturbance in improvements at the storage facility, nothing else is contributory to that. Mr. Lepard confirms there are some stormwater comments in Pennoni's letter that his office will discuss directly with Mike Ellis. His expectation is that when they re-file they will address all of Mike Ellis' comments.

Yvette Smith questions, with no bathroom facility, how long would employees be in the storage facility. Mr. Lepard will check and get back on that issue.

Denny Bement asked if they would consider putting a connection between the two buildings. Mr. Lepard does not believe they are considering adjoining the two buildings because it is not needed and the floor elevation within the two buildings are not compatible. The vision is to free up parts storage internal to the building so they have more room for their manufacturing operations. There will be no operations out of this storage facility.

Mr. Lepard confirmed to Joe Arway he does not believe there will be any hazmat materials, but will confirm that with Mr. Bice.

Shawn Leonard asked if it would be smart to have an emergency eye wash station or have a water source installed initially. Mr. Lepard will refer the question to Mr. Bice for clarification.

Denny Bement questions if this is solely storage with no office space would a bathroom be required. Mike Ellis advised this would be a building code issue.

Denny Bement questions whether they would consider putting a sidewalk between the two buildings to accommodate people in inclement weather. Mr. Lepard will discuss this with Mr. Bice, but doesn't expect a significant amount of pedestrian activity.

Mr. Lepard acknowledges some changes will increase building budget, which is not preferred, so they may have to reduce things to bring it back into budget expectation.

Denny Bement confirmed with Mr. Lepard that, although not discussed at this meeting, issues raised in Pennoni's October 6 letter related to soil and water must be addressed.

2-Milewski Subdivision 315/317 Strode Avenue

Charles Milewski's engineer recommended they request waivers on items #5 and #6 in Pennoni's letter of October 6 as we are not planning on any alternate construction, simply dividing it on the two township lines. We have two different parcels in two different townships on one deed. Back to waiver; we will be doing no building or construction so no permits are required. We simply want two separate deeds to match tax records. It's not that he can't do it, it would be an unneeded expense.

Mr. Milewski reports he has not received anything from the Chester County Planning Commission. Addressing item #7 in Pennoni's October 6 letter relative to concerns with one well servicing both parcels, Mr. Milewski currently owns both properties and acknowledges that could change down the road causing conflict and problems. The problem with installing a second well involves a massive root system of a tree he recently took down. He spoke with two well drillers who agree the root system could hamper his ability to add a second well at the site indicated on the blueprint as they are not sure if they can get piping to the house. He could possibly get a variance from the Board of Health to change the location of the second well. If it's a deal breaker, Mr. Milewski said he can get it done.

Denny Bement expressed concern with this situation down the line and feels the Chester County Conservation will feel each lot should be supported by their own well. Where to put the well is up to you, root system is not an insurmountable problem. The Planning Commission cannot arbitrarily say you cannot do this, but may express an opinion and make recommendation to BOS as to whether to grant or disallow that option. Denny Bement stated he was not aware Mr. Milewski was looking for two waivers today.

Although not aware these waivers were being requested, Mike Ellis has no objection to the waivers for items #5 and #6 advising a formal application for these waivers needs to be filed. Mr. Milewski confirmed that his engineer is the one who needs to complete the application for these waivers.

Joe Arvay shared that he has seen numerous situations like this where one well served two properties resulting in many problems. He would be adverse to having one well for two properties. Jim Druecker added selling one or both properties down the road would likely cause serious problems.

Denny Bement made a motion that the PC make a recommendation to the BOS granting a waiver for items #5 and #6 in Pennoni's letter of October 6, 2023, with the inclusion that the PC strongly recommends that any consideration made would include a separate well on each property. Jim Druecker seconded, approved 5/0.

Township Engineer Report/Update

Although several issues are still being worked out, we have received feedback from PennDOT so the Lincoln Hwy Corridor Master Plan should be on the Planning Commission's November meeting agenda. We are revising the Plan for Airport Road as it relates to the trail piece to be presented to the Planning Commission in November. A task force has been working on it with a lot of feedback from them. There has to be a public informational session led by the Planning Commission, we will do that as part of the December meeting. Then we go through the Act 247 review with the County Planning Commission which is a 45-day process and then to the BOS for a hearing to adopt it in January. The grant expires end of January and, while there is flexibility, we want to get the Plan into motion.

Jim Druecker motioned, Shawn Leonard seconded, 5/0 vote to adjourn
Minutes prepared by Gwen Stillwell, Recording Secretary

Schedule for presentation to BOS

Denny Bement

Yvette Smith

Shawn Leonard – will present at next BOS Meeting

Joe Arvay

Jim Druecker