



VALLEY TOWNSHIP  
PLANNING COMMISSION MEETING  
JANUARY 9, 2024

AGENDA

Call to Order

*Applicants are reminded that there is a standing rule limiting discussion to 45 minutes per plan review each meeting. We appreciate everyone's cooperation.*

Public Comment

Reorganization of Planning Commission

1. Election of Planning Commission Chair
2. Election of Planning Commission Vice Chair

Review and/or approval of Minutes of December 12, 2023

Remarks on actions of the Board of Supervisors

1. Reappointment of Joe Arvay to a four-year term on the Planning Commission
2. Board of Supervisors' meetings will now start at 7:00 pm

Remarks on actions of Planning Commission Chair

Public Hearing: West Lincoln Highway Corridor Plan

Old Business

1. West Lincoln Highway Corridor Plan is currently on public review; BOS will hold a Special Hearing on February 6, 2024 at the start of their public meeting and subsequently vote to adopt

New Business

1, 440 Highlands Boulevard – Concept Plan Review (subdivision would create a new lot of approximately 4.3 acres on the eastern side of the property. Client is proposing to develop the new lot with a +/- 60,000 sf flex/office building similar to the existing facility on the western side of the property)

Township Engineer Report/Update

Adjourn

**PLAN REVIEW DEADLINE STATUS**

	Orig.	2nd	3rd	4th	5th	6th
	<u>Subm.</u>	<u>Exten.</u>	<u>Exten.</u>	<u>Exten.</u>	<u>Exten.</u>	
	<u>Exten.</u>					

**Valley Suburban Prescott Road Extension/Townhouse Phase Final Plan**

Original Plan Date:	8/12/03, revised 2/23/18
Original Submission date:	2/23/18
First Review Date:	3/13/18
90 day Exp. Date:	6/12/18
Extension accepted by BOS on 4/17/18 to	7/1/18
Final Revised Plan Submission Date:	5/25/18
Extension accepted 8/21 to:	10/2/18
Extension accepted by BOS on 10/2/18 to	12/4/18
Final Plan approval by BOS	12/4/18
Waiver of Section 304.8 (recording time extension)	
Approved by BOS 3/19 to	12/31/19
Approved by BOS 12/3/19 to	9/30/20 (pandemic extension applies)
Approved by BOS 11/17/20 to	6/14/2021
Approved by BOS 4/4/2021 to	10/6/2021
Approved by BOS 9/7/2021 to	12/8/2021
<b>Acceptance of Land Development Agreement</b>	<b>12/7/2021</b>

**Micronic America LLC**

Original plan date:	June 16, 2020
Original submission date:	July 6, 2020
First review date:	August 11, 2020; extension granted by BOS to December 10, 2020 November 17, 2020 – extension granted by BOS to March 10, 2021 February 16, 2021 - extension granted by BOS to June 10, 2021 June 1, 2021 – extension granted by BOS to September 10, 2021 August 19, 2021 – extension granted by BOS to December 10, 2021 November 16, 2021 – extension granted by BOS to February 10, 2022 January 18, 2022 – extension granted by BOS to April 10, 2022 March 15, 2022 – extension granted by BOS to June 10, 2022
Resubmission:	December 14, 2020 March 22, 2021 March 28, 2022 April 25, 2022
Preliminary/Final Approval	June 7, 2022 with conditions

**Valley Suburban Center Lot #1 (100 Townhomes)**

Original Plan Date:	April 29, 2022
Original Submission Date:	May 13, 2022
First Review Date:	June 14, 2022
Extension to review land development approved by BOS on 10/18/2022 to February 28, 2023	
Extension to review land development approved by BOS on 2/7/2023 to May 31, 2023	
Extension to review land development approved by BOS on 5/18/2023 to July 30, 2023	
Extension to review land development approved by BOS on 7/6/2023 to August 31, 2023	
Extension to review land development approved by BOS on 8/15/2023 to September 5, 2023	
Final amended approval	September 5, 2023 with conditions

**Chester County Airport Authority**

Original Plan Date: February 3, 2021  
Original Submission Date: February 19, 2021  
First Review Date: April 13, 2021  
Resubmission Date: June 30, 2021  
Resubmission Date: November 19, 2021  
Resubmission Date: August 18, 2023  
Extension to review land development plan approved by BOS on 7/20/2021 to October 19, 2021  
Extension to review land development plan approved by BOS on 10/19/2021 to January 31, 2022  
Extension to review land development plan approved by BOS on 1/18/2022 to April 30, 2022  
Extension to review land development plan approved by BOS on 4/5/2022 to July 29, 2022  
Extension to review land development plan approved by BOS on 7/19/2022 to October 31, 2022  
Extension to review land development plan approved by BOS on 10/18/2022 to January 31, 2023  
Extension to review land development plan approved by BOS on 1/3/2023 to April 30, 2023  
Extension to review land development plan approved by BOS on 4/4/2023 to July 31, 2023  
Extension to review land development plan approved by BOS on 7/6/2023 to October 31, 2023  
Extension to review land development plan approved by BOS on 10/3/2023 to January 1, 2024

**Chester County Airport Authority – Phase 1 (Preliminary/Final) – Maintenance Bldg**

Original Plan Date: December 1, 2022  
Original Submission Date: December 7, 2022  
First Review Date: February 14, 2023  
Preliminary/Final Approval granted with conditions on April 4, 2023

**Valley View Lot 8 Industrial Development**

Original Plan Date: March 4, 2021  
Original Submission Date: March 4, 2021  
First Review Date: April 13, 2021  
Resubmission Date: May 26, 2021  
Resubmission Date: November 2, 2021  
Extension to review land development plan approved by BOS on 7/20/2021 to October 20, 2021  
Extension to review land development plan approved by BOS on 10/19/2021 to January 20, 2022  
Extension to review land development plan approved by BOS on 1/18/2022 to July 20, 2022  
Extension to review land development plan approved by BOS on 6/21/2022 to January 20, 2023  
Extension to review land development plan approved by BOS on 12/20/2022 to July 20, 2023  
Extension to review land development plan approved by BOS on 5/18/2023 to January 20, 2024

**1220-1224 & 1226 Lincoln Hwy Sketch Plan – Albert Abdala**

Original Sketch Plan: July 14, 2021

**1220-1224 & 1226 Lincoln Hwy – Albert Abdala**

Preliminary Land Development/Subdivision December 1, 2021  
First Review Date: January 11, 2022  
Resubmission: April 6, 2022  
Resubmission: May 3, 2022  
Extension accepted by BoS on 8/16/2022: October 31, 2022  
Plan approval: September 20, 2022

**55 Glencrest Road (Mayis Properties)**

Original Sketch Plan: January 28, 2022

**Westwood Ridge Land Development Plan**

Original Plan Date:  
Original Plan Submission: December 22, 2022  
First Review Date: February 14, 2023

Extension accepted by BOS on 5/2/23 to July 15, 2023  
Extension accepted by BOS on 7/6/2023 to August 16, 2023  
Approval with conditions by Bos on August 15, 2023

**NSEC Complex Land Development (IDG Development, LLC)**

Original Plan Submission February 14, 2023  
First Review Date April 11, 2023  
Extension to review land development plan approved by BOS on 5/18/2023 to September 30, 2023  
Extension to review land development plan approved by BOS on 8/1/2023 to December 31, 2023  
Extension to review land development plan approved by BOS on 12/5/2023 to March 31, 2024

**Valley View Business Park Lot 8A & Lot 8B Subdivision**

Subdivision Original Plan Date July 26, 2023  
Original Submission Date July 27, 2023  
First Review Date September 5, 2023  
Approval with conditions granted October 3, 2023

**700 Fox Chase Road – Koenig Engineering**

Submission Original Plan Date August 4, 2023  
Original Submission Date August 3, 2023  
First Review Date October 10, 2023  
Extension to review land development plan approved by BOS on 11/19/2023 to March 20, 2024

**Milewski Subdivision (215-317 Strode Avenue)**

Submission Original Plan Date August 24, 2023  
Original Submission Date September 14, 2023  
First Review Date October 10, 2023  
Approval with conditions granted November 9, 2023

**Valley Township Planning Commission Meeting Minutes  
December 12,2023**

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

Convened: 7:00 p.m.  
Adjourned: 7:50 p.m.

**Next BOS Presenter – Jim Druecker**

Denny Bement called the meeting to order.

**Review and approval of November 14, 2023, Meeting Minutes** – the minutes were shared electronically. Shawn Leonard motioned, Jim Druecker seconded, approved 5/0.

**Remarks on Actions of the Board of Supervisors**

- 1)Extension of time granted to Koenig Engineering for land development review to March 20, 2024
- 2)Extension of time granted to IDG Development for the NSEC Complex land development review to March 31, 2024
- 3)Board of Supervisors voted unanimously to deny RHD's conditional use request for transitional housing at 1229 West Lincoln Highway. Janis Rambo reported the decision is on the township's website

**Remarks on Actions of Planning Commission Chair** -none

**Old Business**

**Public Hearing: West Lincoln Highway Corridor Plan**

Denny Bement read the following statement for the record:

*The West Lincoln Highway Corridor Master Plan has been prepared in order to provide a guide for the future of the corridor within Valley Township. Enhancements to the West Lincoln Highway Corridor, as proposed by this Plan, were one of the priority action items of the Township's 2020 Comprehensive Plan update. The West Lincoln Highway Corridor Master Plan is funded through Chester County's Vision Partnership grant program. The West Lincoln Highway Corridor Master Plan was prepared through a Task Force made up of Township officials, stakeholders and through collaboration with PennDOT and the general public to identify issues along the corridor. The intent of this Plan is to provide goals and recommend projects that can be implemented to mitigate issues that the*

*corridor faces and how to improve conditions for drivers, pedestrians, residents, and property owners. These goals and projects along West Lincoln Highway include, but are not limited to, an asphalt shared use path along the north side, a 5-foot sidewalk in select locations on south side based on pedestrian demand, traffic calming, traffic signals, and beautification through the use of street lights and landscaping. The Plan has currently been submitted for County Act 247 review and is intended to be adopted as an addendum to the Comprehensive Plan in February 2024. This meeting serves to be the public meeting prior to the public hearing in accordance with Pennsylvania Municipality Planning Code.*

*Pennoni has prepared the Plan and will be providing detailed explanation of the Plan tonight. Following Pennoni's presentation, the Planning Commission Members and the public will be given an opportunity to ask any questions regarding the West Lincoln Highway Corridor Master Plan.*

Even though we have no public presence, in case someone may be listening remotely, Denny Bement clarified that the eastern part of the Corridor is part of Business 30 that goes into the City of Coatesville, the western part goes into Sadsbury, the north side is what faces the Bypass, and the south side is on the opposite side of the street.

Mike Ellis will now go through the Plan, point out the highlights after which he will entertain questions/comments from the Board.

Mike Ellis stated they put together a presentation similar to the one presented at the public informational session. The Workshop in February 2023 was very well attended with an opportunity to talk with a lot of people one-on-one; public feedback was entirely positive with very little change needed as a result of that Public Workshop. Main topic areas focus on improving walkability, safety, pedestrian experience, traffic calming, drainage improvements, beautification, landscaping, lighting, signage, Welcome to Valley Township signage to build an identity for the Corridor. It's not just a Corridor you simply drive through to get from Coatesville to western destinations; it identifies destinations within it as the Corridor continues to develop and evolve. **Access Management** is managing the number of access points along the Corridor and trying to encourage shared access and parking.

We divided it into three character areas; western, central, and eastern areas, each with a different character. The western area being the business center zone with the airport and larger industrial commercial uses. The middle section of the Corridor will be called Main Street Downtown, which has smaller commercial uses as well as residences. The eastern edge heading from Front Street down into the City of Coatesville has less area available for trails and sidewalks due to steep slopes along the edge of the road with houses on one side and set-back commercial on the south side.

**Recommendations**-none of this has changed since last presented to the Planning Commission. An 8-10-foot-wide shared-use path on the north side along its entirety and a 5-foot-wide sidewalk along the south side, which is essentially from Country Club

Road from the elementary school into the City of Coatesville. The western side is only supposed to have sidewalk in front of the Airport to accommodate future industrial and commercial uses. The rest of the Corridor is not supposed to have sidewalk as you go further west; you'll just have the trail along the north side. There is no projected demand for sidewalk along the south side west of the Airport.

Signal-controlled crosswalks are envisioned at some of the intersections and signage road markings for school bus stops as you approach the City of Coatesville. Recommendations are narrowing the shoulder width to two feet on the north side adding curbing that helps reduce the perceived road width and traffic control speeding while providing a barrier between the trail that will be adjacent or behind the curb.

Medians and curb bump-outs will provide landscaping beautification as well traffic calming. Traffic signals are envisioned at Washington Lane & Walter Johnson Boulevard. A traffic study has not yet been done for the Glencrest Road intersection so we do not know if a signal is warranted, which is one of the early recommendations in the Plan. We do know a signal is warranted at Washington Lane & Walter Johnson Boulevard.

Other recommendations include reducing the shoulder width to address tractor trailer parking along the edge of the road with a physical barrier on the north side. This is intended to address the problem that has been occurring and to minimize the amount of police needed to address the issue.

**Beautification**-Lighting is proposed along the entirety of the north side of the Corridor to illuminate the trail and road. Drainage improvements are proposed at Second Avenue. We envision at some point improvements will be needed on the south side near Old Lincoln Highway. Good news is we received a grant for the Second Avenue drainage improvements and are looking forward to implementing this within the next year to year-and-a-half depending upon how the funding comes down.

**Streetscape**-referring to the Plan at character area 1, the western end near the shopping center looking from east to west. There is a 10-foot-wide shared-use trail along the north side of the road followed by a 2-foot-wide shoulder and then the road which is one lane in each direction with the dual center turn lane; no sidewalk on the south side here. In character area 2 in front of the elementary school looking east to west there is a 10-foot trail on the north side with a 2-foot shoulder and the road which is again one lane each direction with a dual center turn lane and a 5-wide concrete sidewalk on the south side.

Character area 3 heading into Coatesville coming around the bend near Main Street. This is a slightly narrower trail at 8-feet given the steep slopes along the edge of the road there with a 5-foot sidewalk on the south side extending to the City of Coatesville connecting to the existing concrete sidewalk across the bridge.

Mike Ellis pointed out he wants to focus on the implementation priority as this was one of the primary takeaways from the last Planning Commission Meeting. As seen within the Plan itself, they did add a lengthy table with 30 action items in it that breaks down everything proposed into more bite-sized pieces making it more practical to tackle from the funding timeline and permitting perspective.

The general approach to the implementation schedule was focused on the first priority area, particularly to the trail and sidewalk improvements focusing on the area between Airport and Country Club Roads because we already have momentum here. Valley Suburban Center is going to install the trail along their frontage within the next several months. A grant application has been submitted by the township to extend the trail across the township frontage. The intention is to ultimately replace the existing sidewalk in front of the school with a trail.

This trail would tie into the larger **Recreational Plan**; this is expected to be more of a destination of pedestrian traffic given the potential retail and commercial uses within the Valley Square Shopping Center. If the township is able to acquire land from the school district for recreation, the focus is to initiate the trail in that area in order to help build out the overall Recreational Plan as well as to connect-the-dots to what the Valley Suburban Center is starting.

Priority 2 would then be to extend that to the west across the Shopping Center out to Buckthorn Road. Reasoning behind that is that there is land available with the vision to allow access to the Shopping Center. There is already a 4-foot-wide sidewalk between Buckthorn and the township line so this second priority area would connect to that. Eventually we want to make this a 10-foot-wide asphalt trail, but for now the focus is to again connect-the-dots because it is expected there will be more demand in this area.

Priority 3 shifts gears toward sidewalk. Heading towards the east we are proposing sidewalk potentially on the south side of Country Club Road extending all the way into the City of Coatesville. The trail in this area will be challenging given limited frontage so there would be more potential for sidewalk on the south side trying to provide accessibility to the trail. There is already sidewalk at the Dollar General and Terry Funeral Home; we would like to connect all of that and provide a crosswalk at Country Club Road that enables folks to get to the trail on the north side. It is more realistic to implement sidewalk rather than trail given that it takes less land and there is more room available on the south side.

Priority 4 moves towards the west replacing the sidewalk and trail with new trail extending all the way to the township line.

Priority 5 focuses on the eastern-most end, considered to be the most challenging section. To put a trail in there will be extremely challenging on the north side as there is an almost vertical cliff on the side of the road. The south side also has a drop off. The focus here initially would be to do the sidewalk on the south side first as that would



enable connection with the sidewalk already installed up to Glencrest and all the way into the City of Coatesville in the future.

Other priority action items in the **Implementation Plan** include signalization at Washington Lane. Another high priority to be brought to the Planning Commission would be to update the zoning and subdivision ordinances to require developers/redevelopers to put in sidewalk or trail when they redevelop along the Corridor and to put in landscaping consistent with the Corridor so we continue to encourage opportunities to help complete this Plan.

**Next Steps**-The Plan has been submitted and will be an Appendix to the township's Comprehensive Plan so we have to follow the Comprehensive Plan requirements. One requirement is this Public Meeting. In compliance with a second requirement, this Plan has been submitted to the Chester County Planning Commission for an Act 247 Review. They have 45 days to review, feedback is expected by the end of January. Following tonight's meeting, we intend to address any comments and put the Plan out for a 45-day Public Review, followed by a Public Hearing conducted either before or as part of the Board of Supervisors regularly scheduled meeting with adoption to follow projected to be in the first week in February 2024. This is in keeping with the grant schedule, which extends to the end of January 2024. The county is fine with this timeline.

Following this general overview, Mike Ellis welcomed Board questions/ comments.

Mike Ellis clarified to Denny Bement that public input is permitted at the Public Hearing. To clarify, the public has 45 days from December 22 to submit questions/concerns so they are addressed prior to the Public Hearing in early February.

Yvette Smith asked how the public is notified of these timelines. Mike Ellis responded that this meeting was advertised in the Daily Local News and was posted on the Township website. Janis Rambo clarified the township sent out a mailer earlier this year with the date of the prior Public Workshop. This information was also included in a newsletter and is posted on the website. Ms. Rambo pointed out the Public Workshop was well attended by the public and developers. The website will be updated as dates change.

Joe Arvay asked for information on where benches will be placed. Mike Ellis explained the Plan indicates benches will be included, they'll work out specifics later.

Mike Ellis clarified to Yvette Smith that in 2018 the Recreational Plan was funded by a different grant with a main focus on open space preservation and recreation. This evolved into a focus on recreation between Airport and Country Club Roads. Initially focused on open space preservation opportunities and environmental features with public input as to what recreational programs should be considered. Ended up focusing on trails leading to the current Recreational Plan as outlined here. Janis Rambo advised there is a link on the website under DEPARTMENTS/PARK & RECREATION to get to the Recreational Plan.

Denny Bement had two comments:

Keep in mind that character areas 2, 3, and 1 are unique with very little in common between the three of them. When planning, it will be a challenge to make them meld together to accomplish that main street approach.

The other critical aspect for the development and installation of this program is that this and future Planning Commissions be dedicated to making this comprehensive plan a critical part of their discussions with developers or anybody who comes before them making sure they take this Plan into consideration, making it part of what they are proposing. The Planning Commission cannot forget their obligation to the people and entities who spent time and effort developing this Plan to utilize it and make it a part of the future of Valley Township.

I ask all Planning Commission Board Members and, in turn, the Supervisors to commit themselves to making this an integral part when considering the future of Valley Township.

**Confirming no further comment or question Shawn Leonard motioned, Joe Arvay seconded, and the Motion to approve the West Lincoln Highway Corridor Plan was unanimously carried.**

**Township Engineer Report/Update**-Mike Ellis anticipates some development plans coming back to the Planning Commission moving forward, but he is not aware of anything for January.

Meeting adjourned