



**VALLEY TOWNSHIP
PLANNING COMMISSION MEETING
MARCH 12, 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

Review and/or approval of Minutes of January 9, 2024

Remarks on actions of the Board of Supervisors

1. Accepted land development review time for CC Area Airport Authority to March 30, 2024
2. Accept land development review time for Valley View Lot 8 Industrial plan to July 20, 2024

Remarks on actions of Planning Commission Chair

Old Business

New Business

1. Westwood Ridge Zoning Amendment Hearing Application
2. Westwood Ridge Amendment to Approved Land Development Plan Submission
 - a. Amended waiver: §22-602.9.C – requiring minimum 150 foot horizontal centerline curve radii
 - b. Amended waiver: §22-615.4.C(9)requiring illumination to not exceed 0.1 foot candles onto any adjacent residential use measured 10 feet beyond the right of way
 - c. Waiver: §20.1-311.3G(1) requiring fencing around stormwater basins to have a segment length no longer than 8 feet
3. Valley View Business Park Lot 8A Land Development Plan (All County Partnership/250 Wavery Blvd) – industrial lot
 - a. Waiver from SWM Ordinance Section 309.E (Runoff Curve Numbers should be obtained from table C-1 in Appendix (C)
 - b. Waiver from SLDO Section 611.3.C(3) for each tree greater than 12" in diameter dbh removed; replacement trees shall be planted
 - c. Waiver from Section 615.4.C(4) for the use of wall-mounted luminaires shall not be permitted to illuminate parking areas

Township Engineer Report/Update

1. W. Lincoln Highway Corridor Plan Implementation – suggestion to begin review of SLDO for recommended changes related to W. Lincoln Highway Corridor Plan
2. Subdivision Plan received for 1331 Valley Road (Kore Home Solutions, LLC)

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
Acceptance of Land Development Agreement	12/7/2021

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 31, 2024
Extension to review land development plan approved by BOS on 1/22/2024 to March 30, 2024
Extension to review land development plan approved by BOS on 5/4/2024 to June 30, 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
Extension to review land development plan approved by BOS on 1/22/2024 to July 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 (Mavis 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
Amend't to approved LD Plans submitted January 19, 2024
Amended LD Plan review March 12, 2024

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
Extension to review land development plan approved by BOS on 3/5/2024 to June 19, 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

440 Highlands Boulevard/First Eastern Development Company, LLC

Submission Original Plan Date January 19, 2024
Original Submission Date January 19, 2024
First Review Date February 13, 2024

Valley View Lot 8A

Original Submission Date February 5, 2024
First Review Date March 12, 2024

1331 Valley Road Subdivision

Subdivision Original Plan Date February 23, 2024
Original Submission Date March 6, 2024