

Valley Township Planning Commission  
April 9, 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**  
**April 9, 2019**

**Unofficial Until Approved**

**Call to Order**

Chair Mr. Bement called the regular Planning Commission Meeting to order at 7:00 p.m. on April 9, 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

Absent: Mr. Tom Burt, Ms. Michele Allen

Guests: Carol R. Lewis, Township Manager

**Agenda Items**

1. Review and Approval of Minutes for March 12, 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 March 12, 2019**

*Motion 41901* to recommend the approval of March 12, 2019, meeting 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)**

Mr. Manning attended the BOS meeting and reported the following via email:

- The PC members adjusted their review times for PC minutes to Thursday after the PC meeting, to ensure sufficient final submission to the Township by the Friday following the PC meeting.
- Representatives from Amycel presented their latest drawing changes in response to Pennoni's review letter noting acknowledgement to all comments. They also responded favorably to additional comments made by Mr. Manning addressing a better solution to their cross-trench detail and some typo's on the drawings.
- Representatives from the Airport Diner presented their latest drawing changes in response to Pennoni's letter noting acknowledgement to all comments. They also responded favorably to additional comments by

Mr. Manning relating to revising M-7 to precast concrete, H-20 Cover loading and downspout tees to 45 degrees.

- He also noted that he felt it was time to proceed with some standardization of specific items which keep occurring during drawing reviews, specifically Dumpster Enclosures and Ballards. He pointed out the sub par details submitted in the Airport diner submission, a paving base rather than concrete. No Ballards guard the enclosure fencing or the gate posts. Thus, the Board is receptive to having the PC look into standardizing such items.
- There are also some ordinances coming from the Board Manager for members to look over.

### **3. Remarks on actions of Planning Commission Chair**

None

### **4. Old Business**

#### **A. Dumpster Enclosure & Ballard Ordinance Standards**

Mr. Manning shared some rough drawings that he completed for bollards. Schedule 40 is now “standard” steel. Mr. Ellis commented on where this standard would be located: in the Zoning Ordinance or in SALDO. Would these be removable, like at the head of a trail? Mr. Ellis can put the drawings into text form. Mr. Bement asked where bollards are applicable? These would be minimum standards when proposed in new land development plans “or otherwise approved by BOS.”

*Motion M41902* to propose that the township engineers produce a text version of minimum bollard ordinance standards where required, to be added to the SALDO, was made by Mr. Manning, seconded by Mr. Egger. All in favor. None opposed. The motion carried.

Mr. Manning continued with a second proposal with dumpster pads drawing. Discussion followed: All dumpster pads should be minimum 6” thick, concrete slab, sloped for drainage, with bollards in the interior to protect the enclosure fencing from damage. As for enclosure fencing, a protective barrier is necessary, without specifying the type. Mr. Ellis suggested consistent material all around, at least six feet high, minimum or to match the highest point of the dumpster to be enclosed, and extend to the ground, for a solid visual screen. Block walls would also have bollards. There was no opposition to chain link with slats.

*Motion M41903* to propose that the township engineers produce a text version of a dumpster pad ordinance standards where required, to be added to the SALDO, was made by Mr. Manning, seconded by Mr. Bement. All in favor. None opposed. The motion carried.

After reviewing portions of the “Multi-Modal Handbook,” Mr. Manning discussed the possibility of revising the Township’s standard 4’ wide sidewalk to 5’ wide and noted that the County is asking for an 80 foot wide ROW. PennDOT would have the final say over state roads, per Mr. Ellis. The ADA requires 5 foot bump outs, and most municipalities are complying this manner. We can bring this in under the SALDO revision at the same time. Proposed parks would be designed by the township and follow our own design so further detailed requirements for walking “trail” widths, materials, and cross-sections is not considered necessary.

*Motion M41904* to propose that the township engineers produce an ordinance amendment to the minimum sidewalk width to five feet, unless otherwise approved by the BOS, was made by Mr. Bement, seconded by Mr. Manning. All in favor. None opposed. The motion carried.

### **5. New Business**

#### **A. Zoning Ordinance Revisions for Food Trucks**

Ms. Lewis presented that the Board has received a couple of applications for the operation of food trucks. Currently they are allowed, and the only requirement is to have a food handling license, and county health checks. BOS is asking that members think about whether guidelines are needed. Food trucks are a growing presence and the Board is in favor overall, not to be confused with ice cream trucks. In most municipalities it is handled under Peddling and Solicitation (West Chester and Pottstown, for example). Some restaurants have requested to limit trucks, due to competition for their business. Mr. Bement noted there is no group of

restaurants, industrial is off the main road. Rock Gym provides a temporary brew pub for events. Mr. Manning would not mind, but would not want to see trucks along Business 30, or in an area where there are other food options. Ms. Lewis said the truck operators would have to pay rent to the business owner. Mr. Bement prefers to wait until further requests. Members agreed to table any further action for now.

## 6. Other

A. Ms Allen is scheduled for the Planning Commission report to the BOS at the meeting on April 23. Mr. Egger will present in May. Mr. Bement in June.

### B. Township Engineer Report/Updates

1. Comprehensive Plan Update - Mr. Ellis reported there was a second meeting with the Steering Committee which has gathered background, demographics and projections. There are intended to be 3-5 focus areas which may include: Business 30, streetscapes, traffic, multi-modal transportation, economic development. Ms. Lewis added historical identity areas. Mr. Ellis stated that the process is to learn what the residents want: more sidewalks, old properties fixed up, more parks/green space, historical preservation in general. There will be another meeting in April, then in May a public meeting at Rainbow Elementary School to gather resident feedback. It will be publicized in the newspaper, with HOAs, and on the Township's website.

Mr. Manning asked about the Route 30 bypass plan. Mr. Ellis said the projection is for 7-8 years, with near-term improvements in the next couple of years to include cameras, detectors, electronic messaging signs for reporting of times and delays. Ms. Lewis added off-road geotechnical work for electronic messaging signs is scheduled in April-May, along Route 82 and Business 30.

2. Open Space and Recreation Plan - Mr. Ellis shared that the township wide plan is essentially done. A public meeting is scheduled on May 7, prior to the BOS meeting, to include a brief presentation and Q & A. Public outreach has been done. Then the plan will be submitted to DCNR for review and comment, then approval by June/July, 2019. As for this (township) building: grants are in process to request funds for a development of a master site plan and separately for demolition (next year). A concept plan with community outreach will be rolled out in the next few months. Targeted for 2020.

3. Airport Diner - most items in the CCPC's new review letter were addressed; no issues

4. Valley Suburban Center - PennDOT permitting is being pursued by the Applicant, and the BOS granted a plan recording extension to December 31, 2019. Conditional approval obtained from the BOS.

5. AMYCEL - working on NDPEs and sewage planning; projecting late fall to build.

6. Valley View Lot 5 - is close, looking at an industrial tenant for Lot 6. The pump station upgrade planning is proceeding ahead.

## 7. Adjournment

With no further business, *Motion M41905* for adjournment was made by Mr. Bement, seconded by Mr. Manning. All in favor. None opposed. The motion carried. The meeting adjourned at 8:15 p.m.

The next Planning Commission meeting will be May 14, 2019.

Respectfully submitted,

Leslie Siebert

Secretary

Valley Township Planning Commission

Valley Township Planning Commission

Voting

Motion M41901

Date: April 9, 2019

Member:Mr. Manning seconded by: Mr. Egger

Subject: recommend the approval of March 12, 2019, meeting minutes

Michele Allen Aye\_\_\_ Nay\_\_\_ Abstain\_\_\_ Absent \_X\_\_

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

Motion M41902

Date: April 9, 2019

Member:Mr. Manning seconded by: Mr. Egger

Subject: propose that the township engineers produce a text version of minimum bollard ordinance standards where required, to be added to the SALDO

Michele Allen Aye\_\_\_ Nay\_\_\_ Abstain\_\_\_ Absent \_X\_\_

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

Motion M41903

Date: April 9, 2019

Member: Mr. Manning seconded by: Mr. Bement

Subject: propose that the township engineers produce a text version of a dumpster pad ordinance standards where required

Michele Allen Aye \_\_\_ Nay \_\_\_ Abstain \_\_\_ Absent X  
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

Motion M41904

Date: April 9, 2019

Member: Mr. Bement seconded by: Mr. Manning

Subject: propose that the township engineers produce an ordinance amendment to the minimum sidewalk width to five feet, unless otherwise approved by the BOS

Michele Allen Aye \_\_\_ Nay \_\_\_ Abstain \_\_\_ Absent X  
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

Motion M41905

Date: April 9, 2019

Member: Mr. Bement seconded by: Mr. Manning

Subject: Adjournment

Michele Allen Aye \_\_\_ Nay \_\_\_ Abstain \_\_\_ Absent X  
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