

Valley Township Planning Commission  
February 12, 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**  
**February 12, 2019**

**Unofficial Until Approved**

**Call to Order**

Chair Mr. Bement called the regular Planning Commission Meeting to order at 7:00 p.m. on February 12, 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. Tom Burt  
Mr. Bruce Manning  
Mr. Michael Ellis (for Pennoni Associates, Inc.)

Absent: Ms. Michele Allen, Mr. Jonathan Egger

Guests: None

**Agenda Items**

1. Review and Approval of Minutes for January 8, 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 January 8, 2019**

*Motion M21901* for the approval of January 8, 2019, meeting minutes was made by Mr. Manning, seconded by Mr. Burt. All in favor. None opposed. The motion carried.

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

There was a community meeting regarding the Buckthorn Drive closure due to some safety issues. Comments from residents were mostly in opposition. The Board is taking the closure under advisement and continuing to research the issues.

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

None

**4. Old Business**

#### A. Airport Diner

- January 7, 2019 Applicant granted a 90 day extension to May 9, 2019
- January 15, 2019 BOS approved 90 day extension

No action was taken.

#### B. AMYCEL

- CCPC Review Letter
- Pennoni Review Letter

Justin Brewer, of DL Howell & Associates, and Steven Anania, of AMYCEL were present.

Mr. Brewer indicated they have reviewed and will comply with comments in the Pennoni and Chester County Planning Commission (CCPC) review letters.

Mr. Bement asked about working with a lighting consultant on wall mounted lights in the parking area.

Mr. Ellis offered to run through the comments in the letter dated February 4, 2019:

- the Stormwater Plan concept is generally satisfactory with the infiltration bed in front, pipes, slope subject to comments in Pennoni's review letter, including enlarging the infiltration bed, which Mr Ellis and Mr Brewer have already discussed in advance of this meeting.
- pulling in the loading dock
- the Westwood fire chief reviewed the plan and offered comments on automatic lock boxes and did not have any objection to the proposed access around the perimeter. A fire hydrant is already there.
- dumpsters - Mr. Manning suggested the dumpster enclosure not be chain link, possibly wrought iron
- the height of silos - 35 feet or less; equipment tower in the 45-48 foot range. Per Mr. Anania, the final equipment has not been selected yet.
- access drives, landscaping, slope
- parking spaces for 65-68 employees, with some additional visitor spots. The applicant intends to revise the plans to reduce the parking from 100 spaces to approximately 75 spaces. One delivery truck per day, and one trash truck weekly is expected
- screening - trees or fencing for a visual as well as noise buffer; likely some vegetation per Mr. Brewer
- building operations, noise. A generator is proposed in the front of the site and perimeter fencing
- SALDO - referencing the CCPC review letter; indicated their comments that the plan is consistent with the Comprehensive Plan and for satisfactory Emergency Services review, NPDES permit
- preliminary and final plans submitted together - waiver needed
- sewage facility plan - temporary pump station nearby to be re-permitted; need to upgrade the pumps to accommodate the additional flow with AMYCEL. There is an outstanding questions as to what point the business park developer will have to construct a permanent pump station.
- traffic count is under the limit, per Mr. Anania
- water is Pennsylvania American
- show the retaining wall on the plan - may need a small one, per Mr. Brewer

Mr. Manning offered a few additional comments: more space needed for the limit of disturbance at the retaining wall; check notes on Sheet C04.2 and adjust to pertain to this project; Sheet C06.1: exposed concrete to meet PennDOT requirements, Fire Hydrant Detail thrust block design to meet PAWC requirements; Type 'M' and 'C' inlets are to be per PennDOT Plate RC-34 which includes precast riser, when required. Show the location of the stormwater basin inspection ports on the plan for the detention beds; add detail on the dumpster bollard; Mr. Brewer demonstrated agreement with the comments

The applicants would like to move forward. They already had a NPDES pre-application meeting with Chester County Conservation District (CCCD), they need Department of Environmental Protection, Sewage Facilities Planning approval and pump station re-permitting; will be back in April.

Mr. Manning asked whether the township has a standard for dumpster enclosures? Mr. Ellis responded there was some discussion during the Zoning Ordinance update for solid structures over chain link. Mr. Manning will find some examples.

#### C. SALDO

- CCPC Review Letter

Mr. Ellis advised that the proposed SALDO amendment was submitted and reviewed by the CCPC. Two minor comments were referring to administrative revisions. Design should include features to clearly indicate shared access drives.

Include traffic calming features in the design recommendations. Speed humps are not used in Valley Township but are in PennDOT's Traffic Calming Handbook.

*Motion M21902* to recommend approval of the SALDO amendments as presented was made by Mr. Bement, seconded by Mr. Manning. All in favor. None opposed. The motion carried.

#### 5. New Business

None

#### 6. Other

- A. Mr. Manning is scheduled for the Planning Commission report to the BOS at next week's meeting. Ms. Allen will present in March. Mr. Egger will present in April.
- B. The new township manager was expected here tonight.
- C. A township resident from Westwood was present to inquire about an abandoned property in the neighborhood. Mr. Ellis referred the resident to the Codes Officer, and to file a complaint form available on the township website.

#### D. Township Engineer Report/Updates

- 1. Township-Wide Open Space and Recreation Plan - A review meeting with DCNR to discuss informal comments on the Draft Plan was held here last week partly to determine if the township is committed to implementing the plan. The biggest change is new leadership of the soccer club, which is no longer planning to use the School fields, due to the surface and lighting. The township will potentially pursue the lease for the fields with the school district and hope to partner with the school district to develop multi-purpose fields and amenities. Possibly a dog park on the parcel to be dedicated by Valley Suburban Center. Greater population is needed for a township recreation program. The state will match funds with the township for up to a \$20,000 implementation project. A priority is the plan for the existing Township building. One possibility is to develop a master site plan to demolish it and expand the adjacent park.
- 2. Comprehensive Plan Update: Steering Committee kickoff meeting here on February 28th.

#### 7. Adjournment

With no further business, *Motion M21903* for adjournment was made by Mr. Manning, seconded by Mr. Burt. All in favor. None opposed. The motion carried. The meeting adjourned at 8:12 p.m.

The next Planning Commission meeting will be March 12, 2019.

Respectfully submitted,

Leslie Siebert  
Secretary  
Valley Township Planning Commission

Valley Township Planning Commission

Voting

Motion M21901

Date: February 12, 2019

Member: Mr. Manning seconded by: Mr. Burt

Subject: recommend the approval of the January 8, 2018, meeting minutes

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

Jonathan Egger Aye\_\_\_ Nay\_\_\_ Abstain\_\_\_ Absent X

Denny Bement Aye X Nay\_\_\_ Abstain\_\_\_ Absent \_\_\_

Tom Burt Aye X Nay\_\_\_ Abstain\_\_\_ Absent

Bruce Manning Aye X Nay\_\_\_ Abstain\_\_\_ Absent \_\_\_

Motion: X Carried \_\_\_ Defeated

Motion M21902

Date: February 12, 2019

Member:Mr. Bement seconded by: Mr. Manning

Subject: recommend approval of the SALDO amendments as presented

Michele AllenAye\_\_\_ Nay\_\_\_Abstain\_\_\_Absent \_X\_

Jonathan Egger Aye\_\_\_ Nay\_\_\_Abstain\_\_\_Absent \_X\_

Denny BementAye \_X\_ Nay\_\_\_Abstain\_\_\_Absent \_\_\_

Tom Burt Aye \_X\_ Nay\_\_\_Abstain\_\_\_Absent

Bruce ManningAye \_X\_ Nay\_\_\_Abstain\_\_\_Absent \_\_\_

Motion:  X  Carried\_\_\_Defeated

Motion M21903

Date: February 12, 2019

Member:Mr. Manning seconded by: Mr. Burt

Subject: Adjournment

Michele AllenAye\_\_\_ Nay\_\_\_Abstain\_\_\_Absent \_X\_

Jonathan Egger Aye\_\_\_ Nay\_\_\_Abstain\_\_\_Absent \_X\_

Denny BementAye \_X\_ Nay\_\_\_Abstain\_\_\_Absent \_\_\_

Tom Burt Aye \_X\_ Nay\_\_\_Abstain\_\_\_Absent

Bruce ManningAye \_X\_ Nay\_\_\_Abstain\_\_\_Absent \_\_\_

Motion:  X  Carried\_\_\_Defeated