

**Valley Township Planning Commission  
March 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**  
**March 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 March 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.)  
Ms. Michele Allen

Absent: Mr. Jonathan Egger

Guests: None

**Agenda Items**

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

The approval of February 12, 2019, meeting minutes was deferred as members had not had the chance to review them.

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

Mr. Manning attended the meeting and reported that BOS were displeased with not having the Planning Commission meeting minutes for review. Action: The secretary will have draft minutes to members by Thursday for review, and then email to Janis by Friday for the packets. Standard details on dumpster enclosures and bollards will be deferred for discussion next month so that further research can be done on the matter.

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

None

#### 4. Old Business

##### A. Airport Diner

- Waiver
- Plan Review

Jim Kopenhaver, PE and Ed Stillman, designer, were present. He explained that they have been consulting with Mr. Ellis, and they are down to minor items that can be easily addressed.

Mr. Ellis stated that the applicants have addressed most of the comments in the March 8, 2019, review letter, items which follow:

Updates since the last submission include decreased parking spaces, which are still more than is required by the ordinance. The Allow for delivery trucks to maneuver safely.

#1 Highway Occupancy Permit required, left turn lane added on W. Lincoln Highway, and the plan revised adequately. PennDOT will have ultimate approval.

#2 curb cuts for handicapped access, sidewalk added on the west side of the access drive

#3 Chester County Planning Commission (CCPC) input was provided on preliminary review last year – have addressed all 11 comments (sidewalks added, traffic study completed satisfactorily, outdoor lighting)

#4 waiver request for preliminary and final plan submission

#5 PADEP sewage facilities planning module for Department of Environmental Protection (DEP) approval determining how much sewage flow. The applicant indicated it can be addressed.

#6 financial security, escrow - standard items

#7 notes and inconsistency between zoning and SALDO for side yard setbacks. The setback is consistent with that of the NCO Zone in the Zoning Ordinance, per Mr. Ellis

#8 lighting plan has been revised. SALDO does not allow for the one remaining wall-mounted lighten the plans for the parking area.

#9 Under Stormwater Plan - need NPDES permit; pipe sizes have been addressed; outlet pipe in basin; inlet

#10 water - PA American will need to approve the service - grinder pump has been added for sewer - details will be added to the plans once the building design is complete and before the plans are signed by the BOS.

traffic impact assessment - Pennoni is satisfied with the assessment

Under general comments - signage for the handicapped parking area was added today; landscaping plan cleanup, proposed emergency access drive - added grass pavers and a sidewalk section. 20 feet of depressed curb. The Planning Commission concurred with the proposed depressed curb as per today's revised plans. Neither posts and chain nor signage should be provided to block or bring attention to this emergency access path since it will others just appear to be a non-drivable grass strip and a chain would have an undesirable aesthetic.

#25 Trash dumpster enclosure detail will be revised to be wooden fence (cedar, privacy) around all sides including the gate, slightly taller: 6 ft. The paved surface will be replaced with concrete. Mr. Manning would like to see bollards inside to protect the fencing in case of impact.

Mr. Manning added the following comments pertaining to the downspout detail; he recommends a 45 degree T with grate plug (over 90 degree); manholes to meet H-20 load rating; and after discussion with the applicant, manhole 7 will be precast concrete manhole.

Mr. Bement asked whether the handicapped ramps to sidewalks have enough clearance. The entire sidewalk is 5' wide, so it meets ADA requirements. Also the east side entrance sidewalk, and sidewalk extensions to the adjacent property lines - all have been adequately addressed, per Mr. Ellis.

A waiver is requested for combining the preliminary and final plans. Some further discussion followed on lights and whether a waiver is needed for the one wall-mounted light. A waiver will not be pursued for lighting. The lot illumination requirements and/or will relocate pole mounted lights to provide adequate illumination of the parking lot without considering the wall-mounted light. The wall-mounted light would then just be proposed as additional lighting, not to meet ordinance requirements, and would therefore be acceptable. Regarding action on the Preliminary/Final Plan, most outstanding items are waiting 3rd party approvals - remaining issues are minor.

*Motion M31901* to recommend granting a waiver for combined preliminary and final plan into one submission was made by Mr. Manning, seconded by Ms. Allen. All in favor. None opposed. The motion carried.

*Motion M31902* to recommend conditional final plan approval conditioned upon satisfying all comments in the March 8, 2019 Pennoni review letter, in addition to providing the concrete pad, consistent fencing material, 6; high fencing, and bollards to the dumpster area, and providing a concrete precast manhole 7, was made by Mr. Manning, seconded by Mr. Burt. All in favor. None opposed. The motion carried.

B. AMYCEL

- Waiver
- Plan Review

Joe Russella, of DL Howell & Associates, project manager, and Steven Anania, of AMYCEL were present. The applicants explained that comments were incorporated from last meeting.

Dumpsters that were located in the front are now on the side and behind, a solid vinyl fence enclosure on a concrete pad. Reduced the parking spots to 60 spaces. Landscape plan added vinyl fencing along with the arborvitae to provide adequate screening for two residential properties to the south; eliminated some paving.

All items in the March 8, 2019, Pennoni review letter have been addressed. Applicants met with Zoning at the end of the summer. NPDES permit pending. No PennDOT permitting required.

Mr. Rusella went through the items in the Pennoni's March 8, 2019 review letter. He presented a revised plan to address those comments that has not yet been submitted to the Township for review:

#1 clear sight triangles - will add a note to the plan

#2 clarify modified parking spaces as required by the ordinance

#3-4 calculation for shade trees that are required, screening provided by arborvitae and fencing. Mr. Ellis noted the biggest concern appears to be met with the added fencing

#5 decorative fencing will be detailed on the plan in the site frontage with chain link fence around the side area rear lot lines

#6 sufficient visual screening addressed

#7 requesting a waiver for preliminary and final plan submission

#8 overall features on the plan were added

#9 PADEP sewage facilities planning module is pending

#10 working with the developer on traffic patterns. Traffic study was done as part of the original Business Park Subdivision and Land Development Plan. Requesting to update the trip generation table with trip projections to satisfy the traffic study requirement.

#11 financial agreements with the final plan - financial security and escrow are standard

#12 - 20 pertain to Stormwater Plan - the applicant indicated they would comply with clarifications and cleanup items.

#21 upgrades to the pump station is being coordinated with the business park owner.

#22 industrial wastewater application form has been submitted

#23 manhole rim elevations have been done

#24 notes have been added

#25 completed

In summary, Mr. Rusella stated that all the issues in the review letter are being addressed. Fifty new jobs will be generated. Office staff on site from 8-4:30. A skeleton crew on site at night. Some sales people on the road. The new building will increase Amycel's business capacity.

Mr. Manning offered comments which included a couple of typos, and suggested changing the cross-over trench detail top configuration to prevent damage during the construction phase of the project.

*Motion M31903* to recommend granting a waiver for combined preliminary and final plan into one submission was made by Ms. Allen, seconded by Mr. Manning. All in favor. None opposed. The motion carried.

*Motion M31904* to authorize the Planning Commission Vice Chair to sign the Component 4A Sewage Facilities Planning Module (in the absence of the Chair) was made by Ms. Allen, seconded by Mr. Burt. All in favor. None opposed. The motion carried.

*Motion M31905* to recommend conditional final plan approval conditioned up on satisfying the March 8, 2019, Pennoni review letter, and address the crossover trench, typos, Drawing CO 3.3 was made by Mr. Bement, seconded by Ms. Allen. All in favor. None opposed. The motion carried.

## 5. New Business

- A. Comprehensive Plan Update- Mr. Bement attended the kick-off meeting run by an outside consulting firm - monthly meetings will occur on the 4th Thursday nearly every month through years end. One public meeting is planned for resident input. The last update was 13 years ago. Focus on Business 30, based on Zoning Update. Efforts to get residents out to attend the meeting.

## 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 April. Mr. Egger will present in May.
- B. Township Engineer Report/Updates
  - A. Airport Hangar and Terminal Expansion Chester County Airport - pre-application meeting occurred for a new hangar for private planes. Funding from the state is in place. Mr. Ellis advised the applicants to come to Planning Commission for sketch plan comments. More details to come.
  - B. Valley Suburban Center - moving ahead with traffic study - they are at 90 days from the conditional final plan approval so they will need an extension for the recording period.
  - C. Open Space and Recreation Plan - the township-wide plan is done - hinges on school property - turn into a park and lease out to soccer clubs. The school board is supposed to be discussing tonight. Public meeting will likely occur in April. Requesting a grant extension for a master concept plan for the existing Township building which ties into Department of Conservation and Natural Resources C2P2 master plan for recreation and trails
  - D. Mr. Ellis attended the Chester County Associations of Township Officials (CCATO) spring convention - Landscapes 3 from County Planning Commission - housing affordability gap in the county. Looking at creative ways - above garages, tiny houses - to address affordable multi-family housing. Office park and retail (malls) re-invention. Working on e-tools for CCPC's website.

## 7. Adjournment

With no further business, *Motion M31906* for adjournment was made by Mr. Bement, seconded by Mr. Manning. All in favor. None opposed. The motion carried. The meeting adjourned at 8:50 p.m.

The next Planning Commission meeting will be April 9, 2019.

Respectfully submitted,

Leslie Siebert  
Secretary  
Valley Township Planning Commission

**Valley Township Planning Commission**

**Voting**

**Motion M31901**

Date: March 12, 2019

Member: Mr. Manning seconded by: Ms. Allen

Subject: recommend granting a waiver for combined preliminary and final plan into one submission

Michele Allen Aye  Nay  Abstain  Absent   
Jonathan Egger Aye  Nay  Abstain  Absent   
Denny Bement Aye  Nay  Abstain  Absent   
Tom Burt Aye  Nay  Abstain  Absent   
Bruce Manning Aye  Nay  Abstain  Absent

Motion:  Carried  Defeated

Motion M31902

Date: March 12, 2019

Member: Mr. Manning seconded by: Mr. Burt

Subject: recommend conditional final plan approval conditioned upon satisfying all comments in the March 8, 2019 Pennoni review letter, in addition to providing the concrete pad, consistent fencing material, 6; high fencing, and bollards to the dumpster area, and providing a concrete precast manhole 7

Michele Allen Aye  Nay  Abstain  Absent   
Jonathan Egger Aye  Nay  Abstain  Absent   
Denny Bement Aye  Nay  Abstain  Absent   
Tom Burt Aye  Nay  Abstain  Absent   
Bruce Manning Aye  Nay  Abstain  Absent

Motion:  Carried  Defeated

Motion M31903

Date: March 12, 2019

Member: Ms. Allen seconded by: Mr. Manning

Subject: recommend granting a waiver for combined preliminary and final plan into one submission

Michele Allen Aye  Nay  Abstain  Absent   
Jonathan Egger Aye  Nay  Abstain  Absent   
Denny Bement Aye  Nay  Abstain  Absent   
Tom Burt Aye  Nay  Abstain  Absent   
Bruce Manning Aye  Nay  Abstain  Absent

Motion:  Carried  Defeated

Motion M31904

Date: March 12, 2019

Member: Ms. Allen seconded by: Mr. Burt

Subject: authorize the Planning Commission Vice Chair to sign the Component 4A Sewage Facilities Planning Module (in the absence of the Chair)

Michele Allen Aye  Nay  Abstain  Absent

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 M31905

Date: March 12, 2019

Member: Mr. Bement seconded by: Ms. Allen

Subject: recommend conditional final plan approval conditioned upon satisfying the March 8, 2019, Pen-  
noni review letter, and address the crossover trench, typos, and Drawing CO 3.3

Michele Allen Aye X Nay \_\_\_ Abstain \_\_\_ Absent \_\_\_  
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 M31906

Date: March 12, 2019

Member: Mr. Bement seconded by: Mr. Manning

Subject: Adjournment

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