

**Valley Township Planning Commission
September 12, 2023 – Meeting Minutes**

Convened: 7:05 p.m.

Adjourned: 7:56 p.m.

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

Next BOS Presenter – Yvette Smith

Approval of August 8, 2023 Meeting Minutes—Joe Arvay motioned, Jim Druecker seconded, approved 5/0.

Remarks on Actions of Board of Supervisors

1)Waivers and preliminary/final approval for Westwood Ridge land development plan was conditionally approved by the BOS at their August 15, 2023, meeting. Extension granted to record land development plans was approved at the BOS' September 5 meeting to May 12, 2024.

2)Valley Suburban amended Final Land Development Plan for Lot 1/Phase 2 plan review time was approved, with conditions, at the BOS' September 5, 2023, meeting.

3)Conditional Use Hearing application for Resources for Human Development, Inc., for 1229 West Lincoln Highway (renovate the office building for the purpose of a “short-term” supportive housing facility’) opened on July 31, which exceeded the time allowance of 9:00 p.m., was continued to August 29, 2023, at 6:30 p.m., which was held and continued again for further testimony and comment on October 4, at 6:30 p.m.

4)Zoning Hearing application submitted by IDG Development for property south of Glencrest Road relative to the land development plan for parking in Valley Township as part of the NSEC sports complex proposed in the City of Coatesville seeking several variances relative to parking space size, landscaping, disturbance of slopes, and retaining wall received and scheduled for September 28, 2023.

5)700 Fox Chase (Koenig Engineering) land development plan will be on the October PC agenda; they did not send out notifications to surrounding property owners in time to be on the September 12 agenda.

Relative to agenda item #3, Janis Rambo advised at the end of all testimony the floor will be open to the public for statements, objections, and questions.

Remarks on Actions of the Planning Commission Chair—Denny Bement asked Members to accommodate a guest’s request to take agenda items out of order by hearing Valley View’s presentation first. There were no Member objections.

New Business

Valley View Lot 8A/Lot 8B Subdivision Plan

Allan Zimmerman (Commonwealth Engineers) seeks approval of the Lot 8A/Lot 8B Subdivision Plan. Mike Ellis advised he received a letter addressing some of the issues raised and agrees most were discussed previously. Confirming no questions or concerns, Denny Bement motioned to approve the Lot 8A/Lot 8B Subdivision Plan conditioned upon satisfying the comments in Pennoni's August 28, 2023, review letter, Shawn Leonard seconded, the motion was approved 5/0.

Old Business

1-Chester County Airport Expansion Land Development Review

Daniel Wright (Montrose Environmental)) explained he is now the Project Manager and, while admitting it may be a bit too early, asks if the PC is willing to make a recommendation for preliminary approval.

Denny Bement explained comments and questions are based upon Pennoni's letter of September 8, 2023. He stated the PC is not inclined to approve any individual waivers until they are ready to also act on the Plan pointing out we don't know how the traffic signal issue can be quickly resolved. Mike Ellis added there is a lot of concern about traffic flow and re-emphasized the need to try to figure this out.

Mr. Wright clarified the previous Plan submission in 2021 proposed continued use Aviation Way into the airport and proposed industrial buildings. The overall Development Plan will allow the airport to expand property (referring to the Site Plan). The revised Traffic Plan will change the entrance access to line up with Walter Johnson Blvd. across the street. Instead of having traffic coming out of the industrial buildings onto Aviation Way, it will be taken out to the intersection. A sidewalk will be added along the airport frontage with Lincoln Highway.

Jim Druecker asked if there is another exit out of the proposed industrial buildings' parking lot and questions whether inbound/outbound lanes allow sufficient room for truck turning. Denny Bement pointed out there will be far more cars coming in and out from Valley Suburban and that trucks take longer to clear the intersection creating its own traffic hazard. Mr. Wright confirmed there is only one exit proposed at this point from the proposed industrial area and agrees it would be appropriate to take another look at making it wider than currently proposed.

Mr. Wright confirmed to Joe Arvay that sidewalks are not proposed along Aviation Way. Denny Bement stated putting sidewalks on Aviation Way would impact stormwater wetland area and asked how that would be resolved. It is the PC's position that somehow that should be resolved, whether or not it can be is another issue. Not a deal-breaker, but the PC feels strongly about it.

Since it is a long walk along Aviation Way from Lincoln Hwy into the airport's facilities, Mr. Wright wonders how many people would be using those sidewalks. Denny Bement pointed out residents crossing Lincoln Highway or accessing a bus stop if taking public transportation. No one knows how many people that would be.

Joe Arvay asked that sidewalks be reconsidered encouraging more people to use facilities, especially the restaurant. Mike Ellis questioned if there is an opportunity to run sidewalks through the industrial area to avoid excessive involvement of wetlands. Mr. Wright referred to the site plan and agreed, since there will not be a recommendation at tonight's meeting, there is more time to look into this.

Comment #7-Denny Bement asked if there has been any progress relative to tree replacement. Mr. Wright believes there has been progress. The airport proposes to provide a fee-in-lieu of tree replacement on site, which the township could use for planting trees elsewhere within the township; there is some solid support for this suggested resolution to the issue. However, Mike Ellis requested trees, at least, be planted along Lincoln Highway. This was agreed upon with prior discussions with the airport team on this project. Mr. Wright agreed to come up with a dollar value (number of trees/cost-per-tree) for a fee-in-lieu offer for woodland removal trees that cannot be replaced onsite.

Comment #8-Relative to using wall-mounted luminaires, Denny Bement pointed out that SALDO has been changed to now allow for this, but they will still need a waiver since they submitted under the prior SALDO standards.

Mr. Wright thanked everyone for their time.

2-Proposed Zoning Amendment to amend time period to variance or special exception is valid from six months to one year and create a new subsection to provide for the time period a conditional use is valid

Shawn Leonard asked for clarification on the purpose of the proposed Amendment. Mike Ellis indicated this would not prohibit granting of extensions, it would be up to the Board to get explanations to support an extension.

Denny Bement motioned, Shawn Leonard seconded, approved 5/0.

Township Engineer Report/Update

1) Even though it is 99% complete, the Lincoln Hwy Corridor Master Plan is still on hold awaiting response from PennDOT about their proposed improvements at the Lincoln Hwy / Airport Rd intersection. Janis added that although 4' concrete sidewalks are grandfathered in by prior approvals for installation by the Valley Suburban Center developer along their frontage with Lincoln Hwy, the developer has agreed to install a 7-foot-wide asphalt trail instead.

2) 700 Fox Chase Blvd Land Development Plan is expected to be on the October Planning Commission agenda. The existing commercial building was approved back in 2002. The 2nd phase of that 2002 Land Development Plan was never constructed. This new plan proposes a storage building use in the Phase 2 area instead of the office building that was previously approved.

The meeting was adjourned

Minutes prepared by Gwen Stillwell, Recording Secretary

Schedule for presentation to the BOS

Denny Bement

Yvette Smith – will present at the next BOS meeting

Shawn Leonard

Joe Arvay

Jim Druecker