

NEW STANTON

PLANNING COMMISSION MEETING

June 12, 2013

I. Call to order

Jim Evans called to order the regular meeting of the Planning Commission at 7:00 pm on June 12, 2013 in New Stanton.

II. Roll Call

Recording Secretary Anita Hoffman conducted a roll call. The following persons were present: Jim Evans, Raymond Strosko, Calvin Kauffman, Bud Moore, and Denise Smyda. Rob Quinn & Brandon Clawson were absent. Also present was Zoning Officer, Melvin Steele and Emil Bove, Borough's engineer.

III. Approval of minutes from last meeting - April 10, 2013

Denise Smyda made a motion seconded by Ray Strosko to approve the minutes from the last meeting.

The minutes were approved with Bud Moore abstaining.

Audience comments on General or Agenda items

None

New business

a. Bruce Smith from CBI spoke to planning as an advisory item concerning section 611 of the Borough's Subdivision and Land Development Ordinance. His company is doing the environmental cleanup for the former Robertshaw plant in the current New Stanton Technology plant on Westinghouse road. He is requesting that the wording in that section be changed to prohibit drilling anymore private wells within a 1000 feet radius at least until their clean-up is done due to it impacting their site. Zoning Officer/Public Works Supervisor Melvin Steele said he would check with Solicitor Campfield to see what if anything could be done for them.

IV. Old business

a. **CESO** - Revised consolidation plan for Speedway.

Christopher Warshaw, Project Engineer for CESO spoke to planning about the revised plans and the engineer's comments. He stated they would be taken care of and new final plans would be sent for review prior to the June 20, 2013 Council meeting. Planning members said when they could approve the plans with contingencies to allow them to move forward with the project.

Denise Smyda made a motion seconded by Ray Strosko recommend Council approve Speedway's consolidation plans contingent upon fulfilling the 6 items from the May 28, 2013 comments from Engineer Emil Bove.

The motion carried

b. Hudson Holding Company - Site plans for new DEP building

Several people spoke to planning from different companies about a new DEP building to be built on Broadview Road. This building will be 39,000 sq. ft., privately owned by Hudson Holding Company and leased to the commonwealth to house DEP employees. The Uniontown and Greensburg offices will closed upon its completion with is approximately 329 employees. Working hours will be Monday through Friday 7:00 a.m. to 5:00 p.m. with limited to no afterhours activity. They spoke to planning about a traffic study that was done on Broadview road and there would be less than a 40% increase which is under Penn DOT's guidelines. It was also suggested a traffic light be put in at the end of Broadview and Center and again were told it did not meet Penn DOT's criteria as well as the narrowness of the road. Mr. Steele suggested they place a "Caution Plant Entrance" sign both ways to alert drivers of the new driveway. Engineer Bove said there are quite a few items outstanding and he suggests they be changed and resubmitted to Planning for the July 10th meeting. They were hoping to start the project August 1, 2013 and end June 1, 2014, once the revised plans are submitted and comments narrowed to no more than six planning could then send to Council for approval with contingencies.

c. Linda a member of St. Marks Evangelical Lutheran Church spoke to planning about her and the churches concerns of the Speedway building right beside them. They are concerned about the increased traffic, fuel leakage, noise, etc. She said they had no idea about this until a church member saw it in the paper.

V. Adjournment

Denise Smyda made a motion to adjourn the meeting at 8:45 pm

