

# **NEW STANTON**

## **PLANNING COMMISSION MEETING**

July 10, 2013

### **I. Call to order**

Jim Evans called to order the regular meeting of the Planning Commission at 7:00 pm on July 10, 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, Denise Smyda and Rob Quinn. Member, Brandon Clawson and Zoning Officer, Melvin Steele were absent. Also present was Emil Bove, Borough's engineer.

### **III. Approval of minutes from last meeting - June 12, 2013**

Ray Strosko made a motion seconded by Calvin Kauffman to approve the minutes from the last meeting.

The minutes were approved with Rob Quinn & Denise Smyda abstaining.

### **Audience comments on General or Agenda items**

None

### **New business**

a. Kim Clackson from CBRE, Inc. spoke to planning as an advisory about erecting a building on a parcel of ground at Glenn Fox and Arona Road. Mr. Clackson said the building will be 7000 sq. ft. with a supply yard for pipe etc. Planning told him he would need a permit from Penn DOT for the driveway and Borough Engineer, Emil Bove said a holding tank would be needed for sewage due to no public hook ups currently. It was suggested to look at a former business in new Stanton to find out how they were permitted to have a business with a supply yard that is zoned B-1.

### **IV. Old business**

a. **Hudson Holding Company - Revised site plans for new DEP building**

Dana Frankenberg from the Hudson Group spoke to planning about the comments from Emil Bove all was addressed with the exception of a few. After a discussion with planning the following motion was made.

Denise Smyda made a motion seconded by Calvin Kauffman to recommend Council approve Hudson's Group plat plans contingent upon fulfilling the following items: A planning module must be submitted to THTMA and approved by the Borough and D.E.P., provide Westmoreland conservation district approvals for the soil erosion and sedimentation control and stormwater management plans and NPDES permit, council should talk about the developer widening and improving Broadview road and show the sanitary sewer easement along

the side of the lot owned by Cameron also a 20-foot sanitary sewer easement from the southeast corner of the property as submitted by Emil Bove Engineer.

The motion carried with Bud Moore voting no.

V. **Adjournment**

Denise Smyda made a motion to adjourn the meeting at 7:50 pm

