

**New Stanton Planning Commission
Minutes of Meeting
Via Teleconference
January 13, 2021**

1. Call to Order

Chairman Jay Gomolak called the meeting to order at 7:02 PM.

2. Roll Call

A. Attendance: Commission members: Mina Crusan, Amy Damaska, James Evans, Jay Gomolak, George Miller, Tim Seale and Denise Smyda. Others: Borough Engineer Emil Bove. Borough Solicitor John Campfield and Borough Manager Jeffrey McLaughlin.

B. Others in Attendance

There was no one else in the audience.

3. Welcome to New Member: George Miller

Jay welcomed New Planning Commission member George Miller who was appointed by council at the January 5, 2021 council meeting.

4. Election of Officers

Chair

Jay turned the meeting over to Jim who asked for nominations for the office of Chair. Tim nominated Jay. There being no other nominations, the nominations were closed, and Jay Gomolak was elected Chair of the Planning Commission with all voting in favor with the exception of Jay who abstained.

Vice Chair

Jay asked for any other nominations beside Jim Evans for the position of Vice Chair. There being no other nominations, the nominations were closed, and Jim Evans was elected as Vice Chair of the Planning Commission with all voting in favor with the exception of Jim who abstained.

Secretary

Jay asked for any other nominations beside Denise Smyda for Secretary. There being no other nominations, the nominations were closed, and Denise Smyda was elected as Secretary of the Planning Commission with all voting in favor with the exception of Denise who abstained.

5. Approval of Previous Meeting's Minutes

Jim asked if anyone from the Planning Commission participated in the proposed tele-conference meeting with Jeff, John and Emil. Jeff said that that the meeting was not set-up, and that was one of the reasons he invited John to attend this meeting.

Jim made a motion seconded by Mina to approve the minutes of the October 27, 2021 meeting. Motion passed with all voting in favor with the exception of Denise and Tim who abstained.

6. Audience Comments on General or Agenda Items

There were no comments.

7. Old Business

A. Stormwater Ordinance

John gave an overview of the proposed stormwater ordinance. With the passage of PA Act 167 in 1968, every county was supposed to have a stormwater management plan; however Westmoreland County never adopted one until recently. One of the Mellon foundations put up the bulk of the money to create a plan. After a draft was created it had to go to the DEP for review and approval. Some changes had to be made, but in June of 2020 it was approved by the County Commissioners. John said that both he and Emil were involved in the crafting of the plan as well as the model ordinance that is to be adopted by all of the municipalities in the county. The goal was to have all of the municipalities adopt the plan by the end of 2020. Emil said that most of the municipalities are in the same position as us – likely adopting the ordinance in early 2021. Emil said that approximately only 12 of the Westmoreland County municipalities had adopted the ordinance by the end of 2020.

John said that the new ordinance would serve as the new Chapter 26 Part 1 of the borough's codification. Section 615 of the Subdivision and Land Development Ordinance will also need to be repealed and replaced to reflect the new ordinance. John stated that the borough's property maintenance code would also need to be amended.

Emil drew the commission's attention to the table entitled, *Regulated Development Activity Table* in the proposed ordinance. Some of the parameters in the table can be changed as per borough preferences while others cannot. After Emil's review and considerable discussion by the commission members, it was decided to have Emil make some modifications which would in-turn effect a great deal of the ordinance. After Emil makes the changes, it will be sent out to the commission for review and consideration. The commission decided to hold a second meeting in January on the 27th at 6 PM to review the changes. This would also allow the ordinance to be sent to council for its February meeting. Jeff said he would advertise the meeting.

George mentioned the need to publish a pamphlet that could be sent out to borough property owners that would explain the new ordinance.

Denise made a motion seconded by Mina to recommend that council eliminate Section 615 of the Subdivision and Land Development Ordinance (SALDO) and replace it with the new stormwater ordinance. Motion passed unanimously.

B. UPS Land Development Plan

Jeff stated that the Zoning Hearing Board decision allowing the proposed UPS parking lot but denying the construction of a driveway from the parking lot to Broadview Road was not appealed.

Jeff stated that the decision has not been issued in writing yet, so BT-NEWYO LLC the property owner, which is a division of UPS, submitted a letter requesting that its land development request be tabled.

Denise made a motion seconded by George recommending that council not give any more extensions to BT-NEWYO, LLC for the current land development plan for the parking lot. Motion passed unanimously.

8. New Business

There was no new business.

9. Adjournment

Tim made a motion seconded by Denise to adjourn the meeting at 9:35 PM. There were no objections.

Respectfully submitted,

Jeffrey McLaughlin
Borough Secretary