

**New Stanton Planning Commission
Minutes of Meeting
Council Chambers
October 11, 2023**

1. Call to Order

Jay Gomolak called the meeting to order at 7:00 PM.

2. Roll Call

Attendance: Commission members: Amy Damaska, James Evans, Jay Gomolak, and Tim Seale. Absent: Kimberly Hixson and Charles Humes. Others in attendance: Borough Manager Jeff McLaughlin and Mayor Tom Smith.

3. Approval of Previous Meetings' Minutes

Amy made a motion seconded by Tim to adopt the minutes of the June 14, 2023 Motion passed unanimously.

4. Audience Comments on Non-Agenda Items

There were no comments.

5. Audience Comments on Agenda Items

There were no comments.

6. Old Business

There was a short discussion about projects underway in the borough including the new Taco Bell, Zerbe property, Broadview Estates and the Amazon warehouse.

7. New Business

a. Discussion and/or Deliberation and/or Official Action to Recommend to Council the Subdivision Request Submitted by Paul and Karen Tzou for 122/126 E. Byers Avenue, Parcel ID#: 64-04-09-0-026

Jeff stated that in doing research on this property he found a Zoning Hearing Board decision from 2005 that stipulates that whenever the owner of these two lots comprising this parcel goes to sell, the lots must be sold to the same buyer. He passed this information on to the owner's representative who decided to postpone the request before the Planning Commission.

The commission acknowledged the owner's request to postpone and took no action on the agenda item.

b. Discussion and/or Deliberation and/or Official Action to Recommend to Council Adoption of the New UCC Ordinance

Jeff stated that there was a need to update the UCC Ordinance. A draft ordinance was included in the agenda packet for the commission's review and consideration.

Tim made a motion seconded by Amy to recommend that council adopt the draft UCC Ordinance updating the borough's building code. Motion passed unanimously.

c. Suggestions / Ideas of Possible Candidates to Join the Planning Commission

There was short discussion about the need to add an additional member to the commission.

d. Other New Business

There was no other New Business.

8. Adjournment

Tim made a motion to adjourn the meeting at 7:22 PM. There were no objections.

Respectfully submitted,

Jeffrey McLaughlin
Borough Secretary