

**New Stanton Planning Commission
Minutes of Meeting
Via Teleconference
October 27, 2020**

1. Call to Order

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

2. Roll Call

A. Attendance: Commission members: Mina Crusan, James Evans, Jay Gomolak, Tim Seale
Others: Borough Engineer Emil Bove and Borough Manager Jeffrey McLaughlin and
Absent: Calvin Kauffman, Amy Damaska, and Denise Smyda.

B. Others in Attendance

Jim Pillsbury from the Westmoreland Conservation District.

3. Approval of Previous Meeting's Minutes

Tim made a motion seconded by Mina to approve the minutes of the September 9, 2020 meeting. Motion passed with all voting in favor with the exception of Jim who abstained.

4. Audience Comments on General or Agenda Items

There were no comments.

5. New Business

Jeff reported that work had begun on Broadview Estates. Emil said that the contractor is installing the erosion and sediment control system as well as roughing in the roads and lots.

6. Old Business

A. UPS Land Development Plan

Jeff stated that the Zoning Hearing Board rendered a decision allowing the proposed UPS parking lot but denying the construction of a driveway from the parking lot to Broadview Road. The ZHB also is requiring that UPS erect a fence shielding the parking lot from the adjacent Damaska residence.

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.

Jim made a motion seconded by Tim recommending that council accept the letter from BT-NEWYO LLC seeking a 120-day extension on the consideration of the UPS Parking Lot Land Development Plan. Motion passed unanimously.

Stormwater Ordinance

Jim Pillsbury reviewed the model stormwater ordinance that each municipality in Westmoreland County is being asked to adopt before the end of the year. He stated that the model ordinance would put the municipalities in compliance with PA Department of Environmental Protection. He said that the model gives municipalities a certain amount of latitude in determining the stringency of the requirements. Emil asked if the end of the deadline is hard and fast. Jim said as long as the process is being undertaken, it would be okay if the ordinances were not adopted until January or February of 2021.

Emil said that probably the best course of action is for John Campfield, Jeff and him to sit down and to come up with recommendations for the items where there is certain latitude and then to bring the ordinance to the Planning Commission for their consideration. Jeff said that he would invite members of the committee to participate in those discussions.

Jim made a motion seconded by Tim to authorize John Campfield, Jeff and Emil to develop recommendations for consideration by the Planning Commission and to invite Planning Commission members to join in the discussion. Motion passed unanimously.

Jay asked about Sheetz. Jeff stated that they appealed the borough's Conditional Use decision regarding the one-hour time limit on truck parking and it was overturned by the Common Pleas Court. He also said that the Sheetz attorney recently contacted John Campfield with some minor adjustments to the developer's agreement.

7. Adjournment

Tim made a motion to adjourn the meeting at 7:44 PM. There were no objections.

Respectfully submitted,

Jeffrey McLaughlin
Borough Secretary