

**New Stanton Planning Commission  
Minutes of Meeting  
Via Teleconference  
April 14, 2021**

**1. Call to Order**

Chairman Jay Gomolak called the meeting to order at 7:05 PM.

**2. Roll Call**

**A. Attendance:** Commission members: Amy Damaska, James Evans, Jay Gomolak and George Miller. Absent: Mina Crusan, Tim Seale and Denise Smyda.

Other Borough Officials: Borough Engineer Emil Bove, and Borough Manager Jeffrey McLaughlin.

**B. Others in Attendance**

Chris Fedorko, from UPS Rege Sofranko from BRS Solutions, Ben Faist, Matt Virgin and Nick Saraniecki from SunCap Properties and Keith Gindlesperger from HF Lenz Co.

**3. Approval of Previous Meetings' Minutes**

Jim made a motion seconded by Amy to adopt the minutes of February 10, 2021. Motion passed with all voting in favor with the exception of George who abstained.

**4. Audience Comments on General or Agenda Items**

There were no comments.

**5. Old Business**

**A. Discussion and Possible M/V on UPS Land Development Plan**

Jeff reviewed the Zoning Hearing Board's rejection of the Special Exception that UPS requested for the permanent entrance off Broadview Road. As a result, UPS representatives approached the borough about having a temporary construction entrance in the same location to allow construction vehicles easy access to the construction site. The Planning Commission at the February meeting recommended that council deny this request because of the close proximity to the Damaska property. Council too was concerned with the location and had representatives meet with UPS to discuss relocating the construction entrance. UPS responded with a plan to relocate the entrance 80' away from the Damaska property.

Emil reviewed his comment letter which covered this change as well as some other changes that UPS was proposing to the parking lot including to the number and size of the parking spaces as well as the aisles between the parking spaces. Emil pointed

out that as a result of the ZHB decision a chain link fence with vinyl inserts is shown where the property abuts the Damaska property.

Jim Evans made a motion seconded by George Miller to recommend that council adopt the revised UPS Parking Lot Land Development Plan as per the drawings dated March 16, 2021 for Westmoreland County Parcel ID# 64-03-00-0-019, owned by BT-NEWYO, LLC. Motion passed with all voting in favor with the exception of Amy Damaska who abstained.

**B. Other Old Business**

There was no other *Old Business*.

**6. New Business**

**A. Request to Change the Borough's Official Zoning Map from R-2 to LI-1 at a Portion of Parcel ID# 64-03-00-0-029**

Jeff reviewed the application. He stated that the request from the Jim and Marge Fox and SunCap Properties is to change the zoning on a 10.25 portion of the property identified as parcel ID# 64-03-00-0-029 from R-2 to LI-1.

Ben Faist from SunCap Properties reviewed the proposal. He stated that he feels that this would be the best use of the property.

Jeff stated that a hearing is to be held regarding the proposed zoning change on Tuesday, May 25th at 5:30 PM. That meeting will be held at the New Stanton Fire Hall to allow for social distancing.

Jim Evans made a motion seconded by George Miller that, taking into account the borough's comprehensive plan, the Planning Commission recommends that council adopt the change the borough's official zoning map, specifically for an approximate 10.25 portion of property owned by James C. and Margaret O. Fox: parcel ID# 64-03-00-0-029 from R-2 to LI-1. Motion passed unanimously.

**B. Other New Business**

Jeff stated that Sheetz acquired the Garden Inn and the lot consolidation drawings were signed by borough representatives.

He also stated that work is continuing on the Broadview Estates site and that Emil, the president of council and Jeff are to meet the contractor on the site to get an update on the project.

**7. Adjournment**

Amy made a motion seconded by Jim to adjourn the meeting at 7:35 PM. There were no objections.

Respectfully submitted,

Jeffrey McLaughlin  
Borough Secretary