

**New Stanton Planning Commission**  
**Minutes of Meeting**  
**Via Teleconference**  
**April 15, 2020**

**1. Call to Order**

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

**2. Roll Call**

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

**B. Others in Attendance**

Amy Damaska and Kristian Damaska, residents; Rege Stopko and Jeffrey Parobek, BRS Engineering; Chris Fodorko, Cody Dalicandro and Patrick McKinney, UPS.

**3. Approval of Previous Meeting's Minutes**

Jim made a motion seconded by Denise to approve the minutes of the January 8, 2020 meeting. Motion passed unanimously.

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

There were no comments.

**5. Old Business**

Jay stated that the Pennsylvania Municipal Planning Education Institute (PMPEI) training sessions went very well. He stated that there were about 30 people in attendance at each session. Jeff stated that it took a while to get PMPEI to come to the area (the representatives live in State College), but he felt that they were pleasantly surprised by the turnout and facilities. They expressed a willingness to come back to hold other trainings.

**6. New Business**

**A. UPS Land Development Plan**

Emil stated that there would be two parking lot accesses, one on Broadview Road and the other via the main gate. The Broadview entrance is adjacent to the Damaska property.

Emil stated that the developer has addressed a great many of the comments that he had listed in his comment letter. He said that in order to address the outstanding comments, the developer will need to do additional field work, which at this time may be difficult due to the pandemic.

Emil said that with the Broadview Road access, the developer will need to have a Traffic Impact Study completed. Emil pointed out that as per the borough's zoning ordinance:

- A stand-alone parking lot is not permitted on a parcel and that is what is being proposed. The UPS building is located on a separate parcel. Rege from BRS, the project engineer, stated that the owner of property, where the parking lot would be located, is a wholly owned subsidiary of UPS. Jeff asked if the lot could be consolidated with the lot upon which the building sits. Chris Fedorko from UPS said that they would have to run the idea past UPS' real estate department because of possible tax consequences. Emil stated that another issue effecting consolidation would be that the building is located in the LI-1 zoning district while the parking lot is in the B-1 zoning district.
- All parking lot traffic aisles should be 24" wide (i.e., two, 12' pathways) the two middle traffic aisles are only 20' wide. He pointed out that the Fire Chief has to review the plan to make sure they can access the lot.
- Double stripping of parking spaces is required.

Jay asked about handicapped parking spaces. Emil stated that the handicapped parking spaces will be provided for in an existing parking lot on the adjacent property in front of the administration building. Rege stated that the number of handicapped spaces would meet the ratio needed for the new 411 space parking lot.

Jeff asked if the reason for the new lot was because seasonal employees have to be bussed in. Chris stated yes, but also that even in non-peak season they have a need for additional parking.

Emil stated that the stormwater management plan is very good. Existing contours are being utilized, the lot has good sheet flow and they would be using natural drainage ways. It meets the stormwater ordinance which requires a 20% reduced flow of water off the site. Other than minor details the plan is very good. The water will initially drain into a huge vegetative swale eventually finding its way into a retention pond which will have an overflow structure that will dump the water into a 15" stormwater pipe. There are no holding tanks.

The Westmoreland Conservation District is in receipt of the plan and will begin reviewing it.

Denise asked about the photo that was included in the packet. Emil stated that it shows where the retention pond will drain. The pond will be fenced in as will the parking lot – 6' tall with 3 strands of barbed wire. There was a small discussion about the gas lines on the property.

Emil stated that the parking lot landscaping features a 30' spacing of larger evergreen trees with smaller shrubbery between. The landscaping is inside the fence and meets the borough's landscaping requirements for parking lots. There is no landscaping in the parking lot itself. Emil stated that our ordinance says that there may be landscaping in parking lots, not shall. He did list a comment encouraging landscaping in the parking lot, but he said developers typically point out that interior plantings are a problem for winter maintenance.

Emil reviewed the landscaping between the access drive off Broadview Road and the Damaska property. He stated that they are condensed to about twice as many plantings as called for, which should result in a more-opaque border. The plantings will also be on a 2' raised bed. Rege stated that the raised bed and the density of plants should help eliminate headlight glare escaping the property. From the edge of the curb on the access drive to the property line with Damaska's will be 18'. There will not be any fence at the Damaska property line; however, there will be a gate at Broadview Road.

Kristin Damaska asked why the driveway is proposed to be so close to their property. Rege stated that the access drive would be located in an existing 50' easement. That is what is dictating the location. Jeff asked about moving the driveway away from the Damaska's. Chris Fodorko from UPS stated that in locating the access drive, they are trying to be mindful of future development of the property. He said that they are proposing the second drive so as not to put more traffic at the N. Center Avenue entrance which is already quite busy. Jeff asking about aligning driveways. Emil stated that it does not line up with the driveway across the street, but that is a residential driveway. Emil stated that the location of the easement/driveway for the parking lot is in the most level area of the property and also makes the most sense from a stormwater perspective. Rege stated that the trees will be a decent size when planted.

Damaska encouraged UPS to look at the N. Center entrance again. Chris mentioned concerns about the awkward layout of the intersection at N. Center and that representatives from the Westinghouse facility have also expressed concern about existing UPS' trucks and congestion at the intersection. Chris said employees may still come in and out of the main entrance and the new lot would probably not be 100% used except perhaps during the holiday season.

Jeff asked Emil if a sidewalk would be required with the development of the parking lot. Emil stated that he did review the sidewalk ordinance and he did not feel that the parking lot would bring about the need for a sidewalk. The ordinance states that a sidewalk should be connected if it is within 1,000 feet of an existing sidewalk which this property is not.

Jeff asked if UPS would consider putting in a sidewalk. Chris stated that he would have to consult with higher-ups at UPS.

Emil reviewed the lighting plan. He stated that the plan shows very little to no light spillover onto the Damaska property.

In review, Emil stated that additional surveying and the Traffic Impact Study needs completed, the issue of the parking lot being located on a property with no structure need addressed and either the parking lot stripping, cartway and space size need redesigned or variances requested.

Amy Damaska asked about the start time. Pat McKinney stated they would like to have it completed for next year's holiday season.

Emil stated that a copy of the Traffic Impact Study would be sent to PennDOT since N. Center is a state road.

Jay said after the outstanding items would be addressed, the Planning Commission would revisit.

#### B. Other New Business

There was no *Other New Business* discussed.

### 7. Adjournment

Denise made a motion seconded by Tim to adjourn the meeting at 8:05 PM.

Respectfully submitted,

Jeffrey McLaughlin  
Borough Secretary

