

**New Stanton Planning Commission  
Minutes of Meeting  
Council Chambers  
June 14, 2023**

**1. Call to Order**

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

**2. Roll Call**

**Attendance:** Commission members: Jay Gomolak, Kimberly Hixson, George Miller and Tim Seale. Absent: Amy Damaska, James Evans, and Charles .

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

George made a motion seconded by Tim to adopt the minutes of the April 12 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**

**a. Discussion and/or Deliberation and/or Official Action to Recommend to Council  
Revising the Borough's Permit Fee Schedule**

Jeff reviewed the revised proposed fee schedule. He stated that it had not changed for many years. He pointed out one major change was to the building permit fees. The present fee structure is very complicated. For example there is a fee charged for each plumbing fixture and electrical outlet to be installed. So an accurate count of these fixtures has to be provided by the contractor / developer. The new fee structure would be a lot simpler, being based on the square footage of the building.

Jeff pointed out that with the Uniform Construction Code, the fees would continue to be split between the building inspector 65% and the borough 35%.

Jeff stated that the zoning application fee for variance requests, special exceptions, appeals, challenges and conditional uses would stay the same for residential properties at \$500 plus the cost of the legal ad and would increase to \$750 for commercial properties.

Jeff stated that for smaller land development projects, the new fees would actually be lower while for projects on larger lots they would be higher.

No change is being proposed to the stormwater management fees or to the annual fire safety inspection fee.

Tim made a motion seconded by George to recommend to council adoption of the new fee structure for building permits, zoning, land development, stormwater management, and fire permits. Motion passed unanimously.

**b. Other Old Business**

There was no other Old Business.

**7. New Business**

**a. Discussion and/or Deliberation and/or Official Action to Recommend to Council the Land Development Plan Submitted by Central Westmoreland Career and Technology Center for a Building Addition at 238/240 Arona Road, Parcel ID#: 64-04-00-0-086**

Jeff stated that the Central Westmoreland Career and Technology Center is applying to construct a small addition onto the school. It would primarily be used to house an expanded cosmetology department. Jeff stated that Widmer Construction agreed to develop the construction drawings for the project at no cost to the school.

Jeff provided the commission members with a copy of Steve's letter which reviews the project in relation to the Subdivision and Land Development Ordinance and the Zoning Ordinance. Jeff stated that the addition is essentially surrounded by the existing building so it is well within the building setback lines.

George made a motion seconded by Kim to recommend to council that the Land Development Plan for the Central Westmoreland Career and Technology Center be approved. Motion passed unanimously.

**b. Other New Business**

There was no other New Business.

**8. Adjournment**

Kim made a motion seconded by George to adjourn the meeting at 7:25 PM. There were no objections.

Respectfully submitted,

Jeffrey McLaughlin  
Borough Secretary