

**New Stanton Planning Commission
Minutes of Meeting
Council Chambers
July 14, 2021**

1. Call to Order

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

2. Roll Call

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

Other Borough Officials: Borough Engineer Steve Eby and Borough Manager Jeffrey McLaughlin.

B. Others in Attendance

Ben Faist, Matt Virgin and Nick Saraniecki from SunCap Properties and Keith Gindlesperger from HF Lenz Co.; New Stanton resident: Thomas Smith; Hempfield resident: Todd Libengood, Richard Palmer, Gerald Smith, Tom Sochacki, and Torrey Sochacki.

3. Introduction of New Borough Engineer: Steve Eby, Widmer Engineering

Jeff introduced Steve Eby from Widmer Engineering, the Borough Engineer as of July 1, 2021.

4. Approval of Previous Meetings' Minutes

Denise made a motion seconded by Amy to adopt the minutes of April 14, 2021. Motion passed with all voting in favor with the exception of Denise and Mina who abstained.

5. Audience Comments on General or Agenda Items

Jay suggested that the comments be held until after the presentation by SunCap Property Group to allow for questions to be directed toward them.

6. Old Business

Jeff reported that the Sheetz project is underway and that the UPS parking lot should be underway shortly.

7. New Business

A. Subdivision and Land Development Plan Submitted by SunCap Property Group

Ben Faist from SunCap Property Group and Keith Gindlesperger from HF Lenz presented the plan to the commission. Ben stated that they are seeking approval of their

preliminary subdivision and land development plan. Copies of the drawings were distributed to the commission members. Ben said that they are proposing a 1 million square foot warehouse and distribution center. They have made submittals to the state historic preservation office and the Department of Environmental Planning.

Keith Gindlesperger stated that the building includes a 20,000 square feet office bump out. There will approximately 100 truck docks. There will be 300 trailer parking spaces and 560 for employees. There will be two new driveways off Glenn Fox Road. They plan on rebuilding Glenn Fox Road from the bridge over the turnpike to the Hempfield Township line with two 12' travel lanes and 2' wide shoulders on both sides. There will be two driveways off Glen Fox: one for tractor trailers and the other for employees. Siebe Dr. will also be reconstructed. The grade will be raised. Off Siebe Dr. there will be a secondary truck entrance.

Mr. Gindlesperger stated that they are complying with all setbacks, height and parking requirements. He then reviewed the stormwater system that is to be installed. They have submitted a joint permit to the DEP and Army Corps of Engineers for stream and wetland mitigation. They are working with MAWC about water and sewer service.

The original site is 134 acres and an additional 10.24 acres was purchased. 1,050 trees are to be planted on the site. Jeff asked about street trees and sidewalks. He pointed out that the borough has an ordinance requiring sidewalks be installed at new developments.

Mr. Gindlesperger stated that there is an electrical line on Glenn Fox Road that could prevent the planting of street trees. Mr. Gindlesperger stated that the road will be graded to allow for the installation of a sidewalk.

There was a discussion regarding traffic flow. The traffic leaving the facility will be directed onto Arona Road.

The developer consulted the state historic preservation office regarding the cemetery. It will be fenced and there will be a 100' buffer around it.

Jay asked the commission members if they had any questions. He then asked if anyone in the audience had any comments.

Todd Libengood, 215 Glenn Fox Rd., Hempfield Twp.

Mr. Libengood expressed concern about the safety of the intersection at Glenn Fox Road and Arona Road.

Ben Faist stated that they submitted a traffic study which is being reviewed by the borough's traffic engineer.

Mr. Gindlesperger pointed out that the intersection was designed by PennDOT. It is to be improved by the developer, increasing the site line for those pulling out from Glenn Fox Road, as per the borough's request.

There was also a discussion regarding the Arona Road and Center Avenue traffic light.

Mr. Libengood also expressed concern about water runoff. Mr. Gindlesperger said that all of the impervious areas are to be managed with the water going to a retention pond, which will slow and limit the rate of outflow.

Thomas Smith, 422 S. Center Avenue, New Stanton

Mr. Smith asked about the number of trucks visiting the site.

Mr. Faist stated that their traffic engineers were not present. The traffic engineer made a presentation to council at its July meeting, which occurred earlier in the month.

Richard Palmer 242 Glenn Fox Rd., Hempfield Twp.

Mr. Palmer expressed concern that the site would be going from a pervious area to a site with a large impervious area.

Mr. Gindlesperger stated that they are looking at 58 acres of impervious area. He stated that the borough allows 70% impervious and they will have 40%.

Mr. Palmer asked about site lighting.

Mr. Gindlesperger stated that the developer's lighting engineer prepared the lighting plan. He said that the intent is to avoid light pollution.

Torrey Sochacki, 209 Glenn Fox Rd., Hempfield Twp.

Mr. Torrey Sochacki asked if there are gas wells on the property, how many trees were on the property and how many were to be cut down. He also asked about parking, loading docks and the number of employees.

Mr. Gindlesperger stated that there are 3 gas wells on the property: 1 is capped and the other 2 are in the process of being capped. 1,050 trees would be planted, but at this point he was not sure of the number that would be cut down. There are to be 107 loading docks and 560 parking spaces.

Tom Sochacki, Address Unknown

Mr. Tom Sochacki asked if other sites were considered and about the Local Economic Revitalization Tax Act (LERTA).

Jeff stated that the (LERTA) was reauthorized by all three taxing bodies before the borough became aware of this particular development.

Mr. Gindlesperger stated that several other sites were considered but they were not available or they did not meet the developer's requirements.

Gerald Smith 206 Glenn Fox Rd., Hempfield Twp.

Mr. Smith expressed concern about the stormwater emptying into an adjacent creek.

Denise asked if there is an alternative. Mr. Gindlesperger stated that the point of the retention ponds is to *flatten the curve* so that the water does not empty into the creek immediately, but, rather, gradually over a longer period of time. Mr. Gindlesperger stated that the DEP and Westmoreland Conservation District both review the designs and he said that New Stanton's stormwater ordinance is very restrictive compared to other municipalities in the area.

Steve stated that he has been reviewing the design for the borough to ensure that the developer is in compliance.

Motion

Denise Smyda made a motion seconded by Mina Crusan to recommend that council adopt the preliminary subdivision and land development plan submitted by SunCap Property Group for parcel 64-03-00-0-029 and an approximate 10.24-acre portion of 64-03-00-0-029. Motion passed with all voting in favor with the exception of Amy Damaska who abstained.

B. Other New Business

There was no *Other New Business*.

8. Adjournment

Denise made a motion to adjourn the meeting at 8:18 PM. There were no objections.

Respectfully submitted,

Jeffrey McLaughlin
Borough Secretary