

**New Stanton Planning Commission
Minutes of Meeting
Via Teleconference
September 9, 2020**

Moment of Silence

Jay asked for a Moment of Silence to honor and remember Mayor Ron Echard who passed away.

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

B. Others in Attendance

No one else was in attendance.

3. Approval of Previous Meeting's Minutes

Denise made a motion seconded by Amy to approve the minutes of the July 15, 2020 meeting. Motion passed with all voting in favor with the exception of Tim who abstained.

4. Audience Comments on General or Agenda Items

There were no comments.

5. New Business

A. Weiss Lot Consolidation

Emil reviewed his comments. He stated that the property owner would like to consolidate two lots, one facing Pine Drive and the other S. Center Avenue. The lots are adjacent to the Mutual Aid Ambulance property. Emil pointed out that the only thing unusual about the lots is that they are in two different zoning districts, one lot being in the B-2 and the other in the R-1. He said he did not find anything in the borough ordinances that makes this illegal. He said that he also checked with the Westmoreland County Deputy Director of Planning, Dan Carpenter, who said that he doesn't believe that it's illegal, but suggested that they should consider changing the zoning before consolidated. Emil said it is up to the owner to request a change to the zoning, but he doesn't see anything preventing us from moving ahead. The owners are aware of the different zoning districts: they were given a copy of Emil's comment letter and it is

noted on the plan that the owner's engineer submitted. Denise pointed out that it is also noted on the application that they submitted.

Depending upon what they do the property, the owners may have to address the zoning at that point.

Tim made a motion seconded by Denise to recommend to council the consolidation of Parcel ID 64-06-01-0-029 and 64-06-01-0-030. Motion passed unanimously.

B. Need to Adopt New Stormwater Ordinance

Emil stated that the county has been working on this for the past 5 to 10 years. The idea is to take a broad, comprehensive look at stormwater since it does not affect a municipality in isolation. Stormwater does not recognize municipal boundaries. This plan is in response to PA Act 167. Every municipality in the County has to adopt the stormwater plan for their specific municipality. The plans are supposed to be adopted by the end of this year. In most of New Stanton, the release rate is 80%. With the adoption of the new ordinance, the release rate in most of the borough will be lowered to 50%, meaning that only 50% of the water that drains off an undeveloped piece of property will be allowed to drain off the property after it is developed. Emil reviewed the various stormwater management techniques that a developer could use to minimize stormwater runoff.

Jeff pointed out a benefit to the borough, that both Emil and John Campfield were on the county-wide committee that drafted the stormwater ordinance. Emil stated that the DEP reviewed model ordinance after it was drafted.

Jeff said that in adopting this ordinance it will have effect on many of the borough's existing ordinances including the zoning ordinance and the property maintenance code. So a comprehensive review will have to be made.

Tim asked about the effect on taxes. Jeff stated that as of right now it would not have an effect. Emil and Jeff pointed out that some municipalities are increasing millage rates to cover the cost or they could also assess a tax based on the amount of impervious surface and property owner has.

Emil stated that the borough will have to spend approximately \$100,000 to address a stream that has been found to be impaired with sediment as per the PA DEP. Jeff stated that the borough has been setting aside money annually to address the issue.

Jeff asked the commission members to review the information that was e-mailed out regarding the stormwater ordinance.

C. Other New Business

There was no *Other New Business*.

6. Old Business

Jeff stated that Zoning Hearing Board meeting regarding UPS' Special Exception request was continued a second time. The first meeting was on August 11th and the second meeting was on September 8th. The meeting will resume on September 29th. Jeff said that probably as a result of this, UPS' engineer submitted a letter requesting that its land development application be tabled from this meeting's agenda.

Denise made a motion seconded by Amy to table UPS' Land Development application as per their request from this meeting's agenda. Motion passed unanimously.

Jeff reported that the developer's agreement for Sheetz and Broadview Estates should be in place shortly. He stated that the remaining hold-up with Sheetz is the truck parking. Both the borough and Sheetz presented their case before the judge. Sheetz is saying that there should be no time limit on truck parking and the borough is calling for a 1-hour limit. Emil stated that PennDOT is also reviewing the Sheetz Highway Occupancy Permit application.

7. Adjournment

Tim made a motion to adjourn the meeting at 7:51 PM. There were no objections.

Respectfully submitted,

Jeffrey McLaughlin
Borough Secretary