

New Stanton Planning Commission

Minutes of Meeting

April 10, 2019

1. Call to Order

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

2. Roll Call

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

3. Approval of Previous Meeting's Minutes

Jim made a motion seconded by Tim approving the minutes of the March 13, 2019 meeting with the following changes:

- The sentence *Motion approved unanimously* should be added to the end of the motion on page 3, recommending the proposed development of N. Rachel Dr. and driveway for the Hampton Inn.
- The sentence *Motion approved unanimously* should be added to the end of the motion on page 3 Item 2. *Change to Zoning*

Motion passed with all voting in favor except for Jay who abstained.

4. Audience Comments on General or Agenda Items

Jay asked for audience comments. There were none. He then asked if there were any additions to the agenda.

Mina mentioned that the Property Manager at Trotwood Manor is interested in seeking information about what is happening in the borough. Jeff stated that he could provide her with information on the recent developments.

Jay stated that he wanted to add under *New Business* discussion regarding the Penn State training video that Jeff had e-mailed members a link to.

5. Old Business

A. MAWC

Emil asked that the consolidation plan be considered first followed by the grading plan. Jay agreed. Emil then explained the proposal. Doug Silar and Dan Furma were present representing the MAWC.

1. Discussion and possible motion and vote to recommend Consolidation Plan

Jim made a motion seconded by Mina approving the MAWC Consolidation Plan dated March 5, 2019 be approved as presented. Motion passed unanimously.

2. Discussion and possible motion and vote to recommend Grading Plan

Jim made a motion seconded by Mina to recommend to council that the MAWC Grading Plan outlined on the drawings dated April 10, 2019 be approved contingent upon:

- The expiration of the appeal time, without an appeal taken. If a timely appeal is taken; the Grading Plan is not approved.
- Approval of the Land Development Plan complying with the Borough Ordinances and matching the Grading Plan.
- MAWC agreeing to indemnify and hold harmless the Borough in the event they undertake their Grading Plan and the Land Development isn't approved or isn't consistent with the Grading Plan as presented and approved.

Motion passed unanimously.

6. New Business

Penn State training video

Jay reviewed the video that Jeff sent a link to. He encouraged members to take a look at it. Jay stated that he would attend one of the upcoming council meeting to update them on the Planning Commission.

Jeff passed out a copy of the PA Municipal Planning Code (MPC) for each member. Emil stated that the borough's Subdivision and Land Development Ordinance (SALDO) is based on the MPC which he stated that he can get a copy of that for the members as well. Jeff asked if someone from the commission could attend an upcoming council meeting. Jay said he would do so.

Jeff mentioned the need for the Planning Commission to do their annual report to Council.

Emil stated that in reviewing plans he relies on the SALDO as the criteria, but he also considers the Comprehensive Plan, however, he stated that parts of the plan could be

codified into the SALDO making them requirements that developers must meet. He pointed out an example of this is that sidewalks were advocated by the Comprehensive Plan and they are now required by ordinance.

Emil also mentioned that the borough is working with the Westmoreland Conservation District which is taking the lead on getting the 5-Star Trail extended to Center Avenue. The main issue is the proposed trail's proximity to the rail line which is active.

7. Adjournment

Jim made a motion seconded by Tim to adjourn the meeting at 7:52 PM. Motion approved unanimously.

Respectfully submitted,

Jeffrey McLaughlin
Borough Secretary