

New Stanton Planning Commission
Minutes of Meeting
April 11, 2018

1. Call to Order

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

2. Roll Call

In Attendance

Commission members: Barbara Bishop, Art Cicero, James Evans, John Gomolak, Calvin Kauffman and Denise Smyda. Others: Borough Engineer Emil Bove and Borough Manager Jeffrey McLaughlin.

Absent

Tim Seale.

3. Approval of Previous Meeting's Minutes

Calvin made a motion seconded by Barb to approve the minutes of the March 14, 2018 meeting. Motion passed unanimously.

4. Audience Comments on General or Agenda Items

Tom Smith asked for the ability to comment as items appeared on the agenda.

Bob Campedel introduced himself and Eileen Iorio of Eckert Seemans representing some of the Sell heirs. Jay said that the Sell Planning Module was on the agenda and that they could speak at that time.

There were no other comments.

5. Old Business

A. Consider Recommending Approval of Sell Planning Module

Emil stated that the planning module is for two taps for the two additional lots that are being created as part of the subdivision. He said if recommended tonight, the planning modules will then go onto council for consideration. The site is at 320/328 Arona Road.

Denise made a motion seconded by Art recommending that council approve the Sell Planning Module. Motion passed with all voting in favor with the exception of Barbara Bishop who abstained.

B. Review Changes & Reconsider Get Go Site Plan

Jeff reported that Giant Eagle is looking to secure a liquor license for the proposed GetGo on Bair and Byers. He stated that one of the PLCB requirements is that GetGo have a 30-seat restaurant at the location. Emil stated that GetGo changed the design of the building to include the restaurant. This also effected how they calculated the parking; however they still have enough spaces, for both the convenience store and the restaurant. Emil stated that since this Liquor License letter was received after the last Planning Commission meeting, Mr. Campfield thought that the Planning Commission should review these plan changes.

Jim made a motion seconded by Denise recommending to council that it approve the changes to the Get Go Site Plan. Motion passed unanimously.

C. Review Changes & Reconsider Broadview Estates Site Plan

Emil pointed out that the developer reconfigured a couple of the streets to eliminate some non-compliant radiuses. This resulted in 2 additional lots in the development bringing the total to 164. He stated that the street changes will help with traffic flow. The playground is still being planned for being on Broadview Road. Here again, it was thought to bring the changes back to Planning.

There was general discussion about the site of the mailboxes, the landscaping -- street trees -- and playground. Jeff also stated that he has learned that 911 may have an issue with the names of the stated that there may be an issue about the names of the streets being person's names.

Jim made a motion seconded by Denise recommending to council that it approve the changes to the Broadview Estates preliminary land development plan dated March 27, 2018. Motion passed with everyone voting in favor with the exception of Calvin who voted no.

Jeff stated that he had another item under old business. Jay asked that the item be added to the agenda:

D. Hampton Inn Change to Facade

Jeff stated that the developers of the hotel are going to adopt a new façade. It is not supposed to affect anything else -- room layout, the number of rooms, etc. However,

Mike Stack the borough's UCC Inspector will review the change.

6. New Business

Jay reported that a gentleman that lives on Broadview Road was told that that some strip mining was going to take place on a property behind his. Jay said he would get more information.

Jay expressed concern about the lack of visibility at the roundabout for those getting off I-70. Calvin mentioned that PennDOT was told that the size of the roundabouts was too small.

Art mentioned the lack of directional signs for the turnpike on Center Avenue.

7. Adjournment

Denise made a motion to adjourn the meeting at 8:01 PM.