

**New Stanton Planning Commission**  
**Minutes of Meeting**  
**August 14, 2019**

**1. Call to Order**

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

**2. Roll Call**

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

**3. Approval of Previous Meeting's Minutes**

Jim made a motion seconded by Tim approving the minutes of the April 10, 2019 meeting. Motion passed with all voting in favor except for Calvin and Denise who abstained.

**4. Audience Comments on General or Agenda Items**

Jay asked for audience comments. Tom S. asked if he could withhold his comments for when items come up on the agenda. Jay agreed and then asked if there were any additions to the agenda.

Jeff asked that under the item on Eat'n Park, the Planning Commission also review their request for a Conditional Use for an electronic message board.

**5. New Business**

**A. Eat'n Park**

**1. Land Development Plan**

Jesse Stock, Director of Design and Construction at Eat'n Park, presented the plan which includes a new pick-up window, rearranged parking, landscaping, and a sidewalk.

Denise made a motion seconded by Jim to recommend that council approve the Eat'n Park Land Development Plan contingent upon the fulfilling all of Emil's comments outlined in his letter dated August 9, 2019. Motion passed unanimously.

**2. Conditional Use**

Jeff stated that Eat'n Park's overall sign application is pretty cut and dry except for the need for a Conditional Use as per the borough's zoning ordinances for the electronic message board that they would like to install.

Nick Seibel, Facilities Project Manager for Eat'n Park presented the particulars on the sign. It would be mounted on a 20' 7.5" pole underneath a static Eat'n Park sign. The message board would measure 4' 5" high and 8' 3" wide. The bottom of the sign would be 10' off the ground. Mr. Seibel agreed that the message would not change for 1 minute as per the zoning ordinance. He stated that it is calibrated so as not to be too bright at night. The sign would face Byers Avenue.

Tim made a motion seconded by Mina to recommend to council that they grant the Conditional Use to Eat'n Park for the electronic message board. Motion passed unanimously.

## **B. Sheetz Conditional Use**

Ryan Wotus the attorney for Sheetz stated that they are seeking a Conditional Use for automobile and vehicle refueling/recharging, with or without ancillary vehicle services and/or convenience retail as per the borough's zoning ordinance. He stated that depending upon this process, they will be back to the Planning Commission at a future date with the land development plan proposal.

Ron Herrington, P.E., Engineer for McMillen Engineering, Inc. reviewed the site plan and David Mastrostefano, P.E., Engineer Permit Manager for Sheetz reviewed the elevations and building design.

Jim Evans asked about site lighting. Ron stated that it will be designed to meet borough requirements.

Mr. Mastrostefano reviewed the building elevations. He pointed out that the building will have entrances on three sides, will have an exterior of stone and brick and will feature seating for 30. The site was designed so as vehicles can circulate around the entire property. There will be not be any kerosene sold. Sheetz has relationships with electric charging companies, but there is no plan to install them on the site at this time.

Art asked why one side of the building had no be no windows. Mr. Mastrostefano stated that is the wall where the coolers, food preparation, etc. are located.

Tom Smith asked if there would be overnight truck parking. Mr. Wotus stated that there would not. Tom asked how this would be controlled. Mr. Wotus stated through operations. Emil stated that other large vehicles, besides tractor trailers -- campers, bucket trucks, delivery trucks, etc. -- could take advantage of the parking. Mr.

Mastrostefano stated that they would have more cameras on the property than at a typically-sized Sheetz property.

Calvin expressed concern about the site lines at the intersection of Byers and Center. Mr. Mastrostefano stated that he would look into the situation.

Denise made a motion seconded by Jim to recommend to council that they grant the Conditional Use to Sheetz for automobile and vehicle refueling/recharging, with or without ancillary vehicle services and/or convenience retail contingent upon the approval of the land development and circulation plans. Motion passed unanimously.

**C. Other New Business**

Jeff stated that there will planning training in Carnegie Borough. He stated that he e-mailed the same organization, Pennsylvania Municipal Planning Education Institute about holding classes in New Stanton.

**6. Old Business**

Denise asked about the Edgemont retention pond. Jeff stated that he has been trying to get the owner to take care of it.

**7. Adjournment**

Tim made a motion seconded by Calvin to adjourn the meeting at 8:17 PM.

Respectfully submitted,

Jeffrey McLaughlin  
Borough Secretary