

New Stanton Planning Commission

Minutes of Meeting

August 8, 2018

1. Call to Order

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

2. Roll Call

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

3. Approval of Previous Meeting's Minutes

Tim made a motion seconded by Calvin to approve the minutes of the May 29, 2018 meeting. Motion passed unanimously.

4. Audience Comments on General or Agenda Items

Jay asked for audience comments. There were none.

5. Old Business

Jay stated that we would dispense with Old Business at this point and move on to New Business so as not to hold up our guests.

6. New Business

A. Advisory on the Municipal Authority of Westmoreland County

Doug Siler representing Gibson-Thomas Engineering Co., Inc. spoke regarding the Municipal Authority of Westmoreland County's plan to expand their campus by constructing a 49,000 square foot office and garage building on the former Foxdale Plan of lots. They would level out a 9-10-acre area with an access road behind the existing garage. Stormwater would be directed to a channel along the Hutchinson Bypass. The site is zoned residential. They are interested in rezoning the site up to Foxdale Avenue.

Emil stated that the lots that are to be developed need to be consolidated because of set-back requirements. Emil stated that the residents may have rights to the streets in the Foxdale Plan. This is something that will need to be worked out by the MAWC's and Borough's solicitors.

Calvin said that the borough owns a couple of lots in the area of the proposed development.

Emil pointed out that public works' buildings are allowed in the R-2 zoning district as a Special Exception. Emil also asked if they would consider consolidating the new lots with the existing campus. He stated that this could impact whether they can get the Special Exception or have to rezone because he wasn't sure if lots with two different zoning classifications could be rezoned. He said that he thought the existing campus was zoned LI-1. Mr. Siler asked if the MAWC could move ahead and grade the site prior to lot consolidation. Emil said probably not because a land development plan would need to be approved first.

Jeff asked about the status of the water line installation on Broadview. The CEC representatives stated that they are looking to run this on private property so as not to have to work on Broadview Road itself.

Jay said that we would now move back to *Old Business*. Denise asked if the rezoning in this situation would be similar to the rezoning of the Smail Farm for Broadview Estates. Emil stated that with Broadview Estates, the developer was still able to build houses, even without the zoning change. With the MAWC situation, they would be able to build if they were to get a Special Exception, only because it would be a Public Works building.

B. Any Other New Business

Jay said we would now move back to *New Business* and asked if anyone had any comments.

Art brought up the need for a light or stop sign at the intersection at Byers and N. Center. Jeff stated that council did discuss this. Calvin stated that it is hard to see because of Sheetz parking near an air pump. Jeff stated that the borough did ask Sheetz to cut back bushes at the intersection. Emil stated that perhaps a light could be added to the stop sign, but that PennDOT would not allow a traffic signal there.

There was also a short discussion on the Pine Dr. and Thermo Village speed humps.

Jay reviewed several of the real estate projects that are currently occurring in the borough.

7. Adjournment

Calvin made a motion to adjourn the meeting at 7:50 PM.