

New Stanton Planning Commission
Minutes of Meeting
December 11, 2019

1. Call to Order

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

2. Roll Call

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

B. Others in Attendance

Members of the Sheetz development team and Doug Silar representing the Municipal Authority of Westmoreland County (MAWC).

3. Approval of Previous Meeting's Minutes

Denise made a motion seconded by Tim to approve the minutes of the November 20, 2019 meeting. Motion passed with all voting in favor with the exception for Denise and Jim who abstained.

4. Audience Comments on General or Agenda Items

There were no audience comments.

Jay stated that it would be Art Cicero's last meeting. Art was elected to the New Stanton council. Jay thanked Art for his service to the Planning Commission.

5. New Business

A. MAWC Land Development Plan

Doug Silar with Gibson Thomas Engineering spoke on the proposed MAWC Land Development Plan. He pointed out that they had previously received a grading permit for the site.

The metal building will feature 35,900 square feet. 10,000 square feet will be for offices and the balance for a garage. The new building will house 60 employees that are already working on the New Stanton campus and will see an additional 30 employees come in from the Hempfield office.

Doug stated that they will be incorporating the comments that Emil provided them.

Doug stated that an underground Stormwater retention system was installed as part of the grading plan. There will be no need for a retention pond. They will be installing an access road from the original part of the campus.

MAWC will be at a future meeting to ask the Planning Commission for their recommendation of the Land Development Plan.

Doug said that they are hoping to have the lot consolidation plan recorded which was approved by council. Emil asked if they would consider consolidating the new lot with the existing lot. Doug said that they were talking about it.

B. Other New Business

There was no other New Business.

6. Old Business

A. Sheetz Consolidation & Revised Land Development Plans

Ryan Wotus counsel for Sheetz stated that he appreciated the opportunity to come before the Planning Commission again. He stated that they have Conditional Use approval from Council. He stated that they received comments from the borough engineer on the old plan and received comments on the new land development plan the day before the meeting. They also received comments from the borough's traffic consultant. He questioned the borough's requests for a Traffic Impact Study and for Sheetz to approach PennDOT regarding a scoping meeting, stating that both of these items are not required under the borough's subdivision and land development ordinance.

Ryan then introduced Ron Herrington from McMillen Engineering who reviewed the changes between the originally submitted and revised Land Development Plan.

Jay asked about trucks coming up Pennsylvania that would turn onto Center. Ron said that they would proceed down Byers and make a right into the property.

Ryan said that they are assuming the majority of traffic coming from Rachel onto Byers and turning left into the property.

Denise stated that she didn't envision many trucks going to Sheetz from the 70 East. Jeff asked Josh Haydo from Wooster Traffic Engineers if he had estimates on the number of tractor trailers that would visit the site. Josh stated that during the busiest

part of the day, in the morning, they estimated 40 total truck trips – 20 in and 20 out per hour and at the afternoon peak, 30 total truck trips – 15 in and 15 out per hour. Josh said that this equates to a truck every 2-3 minutes.

Jeff asked Ryan about Emil's reference in the comment letter regarding Section 505 of the SALDO and the comment from the borough's traffic consultant that tractor trailers leaving the site turning right would swing into opposing traffic and whether Sheetz would look into widening the road to prevent this. Ryan said that Section 505 of the SALDO only has to do with new streets for a new development.

Emil said that Section 512 does address developments on existing streets. Emil said that council is concerned about the number of trucks that would be coming into the borough. He stated that one of the conditions in the Conditional Use approval was the need for a traffic impact study.

Ryan stated that they feel that they meet the threshold for a traffic impact study found in the SALDO.

Ryan stated that the PA CDL manual states that it is appropriate to go into the oncoming lane when making a right turn in a tractor trailer. He stated that they could provide this information. He said going into the other lane is the reality of the situation. That it happens at other New Stanton businesses as well. He said that there is no safety issue. Josh stated that the truck driver sits high and has good site distance.

Calvin stated that when he drove trucks it would be car drivers that would cause problems, not truck drivers.

Denise said that truck drivers would wait until it is clear before pulling out.

Jim said we would want to encourage trucks to turn right out of the facility.

Emil stated that council is concerned about liability.

Denise made a motion seconded by Jim to recommend approval of the Revised Sheetz Land Development Plan dated November 13, 2019. to council. Motion passed unanimously.

Art Cicero made a motion seconded by Mina Crusan to recommend that council adopt the Sheetz Lot Consolidation Plan dated November 13, 2019 that would

consolidate parcel ID's 64-04-00-0-040, 64-04-00-0-041 and 64-04-00-0-078. Motion passed unanimously.

B. PMPEI Training

Jeff reminded the members about the training which will be held on January 15th, 22nd, and 29th with a snow make-up date of Feb 12th, 2020.

C. Other Old Business

Jeff stated that the first Planning Commission meeting will be the week before the PMPEI training, on January 8, 2020.

7. Adjournment

Calvin made a motion seconded by Tim to adjourn the meeting at 8:23 PM.

Respectfully submitted,

Jeffrey McLaughlin
Borough Secretary