

New Stanton Planning Commission
Minutes of Meeting
December 13, 2017

1. Call to Order

Chairman Jay Gomolak called the meeting to order at 7:00 PM. He congratulated Ray Strosko on recently being elected to council.

2. Roll Call

In Attendance

Commission members: Barbara Bishop, James Evans, Jay Gomolak, Tim Seale, Raymond Strosko and Denise Smyda. Others: Borough Engineer Emil Bove and Borough Manager Jeffrey McLaughlin.

Absent

Calvin Kauffmann

3. Approval of Previous Meeting's Minutes

Jay asked that those who are absent be listed on the minutes. Ray made a motion seconded by Jim to approve the minutes of the September 27, 2017 meeting. Jim, Barbara and Denise abstained.

4. Audience Comments on General or Agenda Items

Tom Smith asked for the ability to comment as items appear on the agenda. Jay was in agreement.

5. New Business

a. Broadview Estates

Jeff introduced David Lucci a Registered Landscape Architect with Victor-Wetzel Associates, to discuss the proposed Broadview Estates housing development.

Mr. Lucci said he was attending to discuss the subdivision plan that they are proposing for the site presently known as the Smail Farm, located at 266 Broadview

Road. He stated that the 163 lot plan is to be developed in 5 phases on the 82 acre lot which is on both sides of Broadview Road. He stated that a 4 acre portion of the property is located in Hempfield Township. He reviewed a Power Point Presentation showing the lot layout. He stated that the developer will be proposing that the R-1 zoned portion of the property consisting of 16 acres be changed to B-1 so that the lots along Broadview Road will be more consistently sized. He pointed out that they did a wetland study of the site. The wetlands and utility easements, consisting of 20 acres, will be in an open space area which will be maintained by the homeowner's association. There are 3 outparcels on Marginal Road which will not be included in the development. Phase 1 will feature 35 lots, Phase 2: 32 lots, Phase 3: 28 lots, Phase 4: 43 lots, and Phase 5: 24 lots. He stated that there will be retention facilities.

Mr. Lucci asked if there were any questions. Tom S. asked about the start date. Mr. Lucci stated that they would like to start grading in the fall of 2018. It would take about two years to complete each phase with the entire project taking about 10 years to complete. There was a discussion on the maintenance of the streets. Mr. Lucci stated that they would like to dedicate the portion of the streets that are completed after each phase. If the streets are not immediately dedicated, Emil said that the developer and borough would probably develop an agreement whereby the borough would handle snow removal. Tom S. stated that he thought the borough could only maintain streets that it has accepted.

Mr. Lucci said that the price per home would be \$250,000 and up, including the lot. He said that they did not envision developing a playground.

Matthew Reagan from Marginal Road expressed concern regarding the proposed development. He bought his home thinking that he would have a lot of privacy but this development would surround his property.

Emil pointed out that the developer, Broadview Estates, LP is not listed with the Department of State. In response to a question from Emil, Mr. Lucci stated that they would rebuild the portion of Broadview Road adjacent to the development and Marginal Road to borough specifications. Emil stated that council will have to look

at the rest of Broadview Road. Denise asked about the Hempfield Township portion of the property. Mr. Lucci stated that it would not be developed. He stated that the sewage line that would be tapped into is on Walts Mill Road.

In response to a question from Jim, Mr. Lucci stated that there would be sidewalks on both sides of the streets. He stated that there would be not street lighting and that most of these developments have light posts owned by the individual property owners. Jim stated that we should require a play/recreation area. He also mentioned the need to improve Boardview Road.

Tim stated that for the record he wanted to echo the feelings of Mr. Reagan. He has zero interest in the development. He had a lot of concern because of the proximity of the development to his property.

Mr. Lucci stated that the houses would feature a two car garage at least 3 bedrooms and at least 2 ½ baths.

Mr. Lucci stated that he would be coming back to the Planning Commission in order to respond to all of Emil's comments.

b. Other New Business

Jay asked if there was any other new business. Jim asked if council has discussed the pros and cons of the resolution that would prevent a category 4 casino from locating in New Stanton. Jeff said that they did discuss it and that no one on council put forward a motion to opt out. He stated that during the discussion at the council meeting it was pointed out that the Comprehensive Plan calls for encouraging an entertainment venue to locate in New Stanton.

6. Old Business

Jeff reported that he applied for a Laurel Highlands Visitors Grant for the Rachel Drive Roundabout Gateway Entrance. He said that we should hear sometime in January if we would be awarded funding.

Denise asked about end of Byers Avenue where it intersects with Rachel Drive. Emil stated that is presently being used for the interchange construction project, but that it

should be blocked off when the project is finished.

Jay stated that he has been discussing the 2018 meeting calendar with Jeff. He stated that we should go with the 2nd and 4th Wednesdays.

Jeff mentioned that the Zoning Hearing Board will be meeting on December 20, 2017 to discuss the Dollar General application and that he received a request from Get Go to have the Planning Commission consider a lot consolidation, which will be considered at an upcoming meeting.

Mr. Reagan and Tim reiterated their concerns about the effects of the proposed housing development on their properties.

7. Adjournment

Ray made a motion seconded by Denise to adjourn the meeting at 8:25 PM.