

New Stanton Planning Commission

Minutes of Meeting

February 13, 2019

1. Call to Order

In the absence of Chairman Jay Gomolak, Vice Chairman Jim Evans called the meeting to order at 7:00 PM.

2. Roll Call

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

3. Approval of Previous Meeting's Minutes

Tim made a motion seconded by Calvin to approve the minutes of the January 16, 2019 meeting. Motion passed unanimously.

4. Audience Comments on General or Agenda Items

Jim asked for audience comments. There were none.

5. Old Business

A. Review of Revised Preliminary and Final Land Development Plans and Final Phase 1 & 2 Subdivision Plans for Broadview Estates

Jeff reported that he, Emil, David and Chris Kerns from Eco Land Solutions met for three hours earlier that day to go over all of Emil's comments. He then turned the meeting over to David Lucci from Victor Wetzel Associates, who gave a short Power Point presentation on the status of the development.

David stated that in getting more into the details of the project including laying out all of the exact property lines of each lot, they are now proposing that the number of lots be increased from 164 to 168. They are looking to add one extra lot to Phase 1, one lot to Phase 2 and two lots to Phase 4.

They are hoping to get approval of the final land development plans for Phase 1 & 2.

They have met with the Westmoreland Conservation District, PennDOT, and the MAWC and are awaiting approvals from these agencies.

David stated that they are not planning on purchasing the portion of the property to the southwest of I-70.

They will work around the wetland areas. Lots that have wetlands on them will have conservation easements.

There will be two sets of gang mailboxes one on either side of Broadview Road.

Jeff stated that he and Emil will need to meet with the existing homeowners on the site to see if they wanted to tie into the public sewage and water lines.

Calvin asked about water run-off from one of the steeper areas of the site. David said that cut slopes will be created and at the bottom of these slopes the water will be picked up and routed into drains.

David said that he would like to come back next month with revised plans incorporating Emil's comments. He stated that they are hoping to break ground in the summer.

Calvin asked if something was going to be done about the Broadview Waltz-Mill intersection. David said that there are no plans for that intersection.

Jeff pointed out that the plans call for 5' wide sidewalks a 3' grass strip and two street trees per lot.

Calvin asked about the homebuilder. Mr. Lucci stated that they are looking at having Maronda Homes and Dan Ryan Builders construct the homes.

Denise asked about the sewage line being located in the back yards which she stated would limit homeowners use of that property. David stated that if it is a low side lot, the sewage line could be accessed much easier on the lower rear part of the lot. The sewage authorities also prefer shallower sewer lines which makes it easier to work.

Calvin asked about the location of the water lines. David said that the water lines will be on one side of the street and the gas lines will be on the other.

Calvin asked about using a certain asphalt binder mix that has a reputation of being more durable. David stated that they will follow the borough's specifications.

Art asked about the grade of the roads. David said that the steepest would be 12% on Marginal Road.

Denise asked about telephone and cable. David said that they would have cable but he wasn't sure if they would have a dedicated phone line.

Calvin asked about the maintenance of the vacant lots as homes are being constructed. David said that the developer's agreement will determine when the Homeowners Association takes over the common areas.

Denise asked about snow plowing while the development is not yet completed. David said that typically the borough would plow the streets and bill the developer.

Jim asked what would happen if the developer went bankrupt. David said that as part of the developer's agreement they will be required to post a bond to cover the infrastructure.

Jeff asked David to speak a little about the developer. David stated that the developer has been developing housing for 25-30 years in places like Pine, Cranberry and Adams Townships and Plum Borough. He also has done commercial development.

B. Update on MAWC

Jeff reported that at John Campfield's encouragement, MAWC representatives meet with John, Emil and Jeff to go over all the necessary steps for them to construct their building including consolidating the lots on which the hope to build, having the borough eliminate the paper streets on the site and having the property rezoned.

C. Hampton Inn

Jeff stated that they just received a driveway permit request for the Hampton Inn. The developer would like to get approval for a driveway off of Rachel Dr.

D. GetGo Sign

Jeff reported that GetGo revised the proposed height of the sign that they were seeking a variance for from 110' to 85'. The zoning hearing board approved the sign at its February 12, 2019 meeting.

6. New Business

There was no new business.

8. Adjournment

Denise made a motion seconded by Tim to adjourn the meeting at 7:45 PM.