

New Stanton Planning Commission
Minutes of Meeting
July 19, 2017

1. Call to Order

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

2. Roll Call

Commission members: Jay Gomolak, Calvin Kauffmann, Timothy Seale, Raymond Strosko. Others: Borough Engineer Emil Bove and Borough Manager Jeffrey McLaughlin.

3. Approval of Previous Meeting's Minutes

Tim made a motion seconded by Calvin to approve the minutes. Motion passed unanimously.

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

Jay stated that if anyone had any *New Business* they could bring it up at the end of the meeting.

6. Old Business

a. Proposed Zoning Change: Vehicle Refueling with or without Convenience Store

Jeff reviewed the memo put together by Borough Solicitor John Campfield that was e-mailed out to members last week. In the memo John points out that there is conflicting provisions with other regulations in the ordinance with regard to *Vehicle Refueling with or without Convenience Store*.

Tim made a motion seconded by Ray to limit *Vehicle Refueling with or without Convenience Store* to the B-1, LI-1 and LI-2 zoning districts. Motion passed unanimously.

Ray made a motion seconded by Tim to add the category *Automotive Fueling with or without Convenience Store* to the zoning ordinance parking table requiring one parking space for each 200 square feet of building and one space for each employee on the biggest shift, excluding the spaces at the pumps. Motion passed with all voting in favor except for Calvin who voted no. Calvin advocated counting the spaces at the pumps as ½ spaces.

b. Proposed Zoning Change: Signage

Jeff reviewed the memo put together by Borough Solicitor John Campfield that was e-mailed out to members last week. The memo essentially states that content based distinctions are no longer allowed. A municipality can only regulate the size and location of a sign. The commission was curious about how this applies to offensive speech.

c. Comprehensive Plan

Nothing new.

d. Any Other Old Business

Jeff reminded the Planning Commission that they had been asked by council to have a representative at the council meetings, the next meeting being August 1, 2017. Discussion occurred about having the Planning Commission report moved near the top of the council agenda.

William Sell who was in attendance asked about the status of the proposed Sell subdivision. Emil reviewed the status.

Jay asked if anyone had any new business.

Calvin expressed his concern about reinstalling the speed hump on Pine Drive at the same location.

7. Adjournment

Ray made a motion to adjourn the meeting at 8:46 PM.