

**New Stanton Planning Commission**  
**Minutes of Meeting**  
**March 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 Engineer Emil Bove and Borough Manager Jeffrey McLaughlin. **Absent:** Jay Gomolak.

**3. Approval of Previous Meeting's Minutes**

Art made a motion seconded by Tim to approve the minutes of the February 13, 2019 meeting. Motion passed unanimously.

**4. Audience Comments on General or Agenda Items**

Jim asked for audience comments. Tom Smith asked to reserve his comments until items arise on the agenda.

**5. Old business**

**A. Broadview Estates**

Emil reviewed the various motions.

**1. Sewer Module**

Art made a motion seconded by Mina to recommend the sewage planning module for Phase I and Phase II Broadview Estates. Motion passed with all voting in favor except for Tim who voted no.

David Lucci representing the developer reviewed the Power Point presentation of Broadview Estates.

**2. Final Land Development Plans**

Emil pointed out that the developer's agreement will spell out who is responsible for maintaining aspects of the development. He pointed out that 4 lots were added, taking the total to 168. 164 lots were shown on the preliminary plan which was approved in April of 2018.

David said that there would be one additional lot in Phase I, one in Phase II and two in Phase IV. David said that they are asking for a recommendation on the revised preliminary plan of 168 lots.

Denise made a motion seconded by Art to recommend the revised preliminary and final land development plans for Broadview Estates contingent upon meeting Emil comments; submittal and approval of covenants; approval by the Westmoreland Conservation District of the Erosion and Sediment Control Plan and the Stormwater Management Plan; by the PA Department of Environmental Protection of the Wetland Crossing Plan and the Sewer Planning Module; and PennDOT of the boring under I-70. Motion passed with Art, Mina, Denise and Jay voting yes, Tim voting no and Calvin abstaining.

### **3. Subdivision**

Emil said that the Planning Commission has been provided with a comment letter on the Phase I and II subdivision plan. He said that the notes refer to minor items such as labeling on the drawings, etc.

Denise made a motion seconded by Art to recommend the subdivision plan for Broadview Estates Phase I and Phase II contingent upon meeting Emil's comments; submittal and approval of covenants; approval by the Westmoreland Conservation District of the Erosion and Sediment Control Plan and the Stormwater Management Plan; by the PA Department of Environmental Protection of the Wetland Crossing Plan and the Sewer Planning Module; and PennDOT of the boring under I-70. Motion passed with Art, Denise and Jay voting yes, Tim voting no and Calvin and Mina abstaining.

### **B. Hampton Inn**

Robert McCollim of the Red Swing Group, the engineers for the Hampton Inn, presented the proposal for N. Rachel Drive and the Hampton Inn driveway. The developer would bear all of the costs of the development. The road would feature a 24' wide cart way, asphalt wedge curbs, a driveway to the Hampton Inn exiting off to the right and would terminate with a PennDOT-approved cul-de-sac. There is no proposed turning lane or any other driveway access at this time. The road would feature a sidewalk but only on the portion that abuts the Hampton Inn property. The sidewalk would not extend down to Bair Boulevard. The upper proposed entrance would be covered with topsoil and seeded as per Emil's recommendation, but would still feature a stone base which will allow emergency vehicles to access the back of the hotel.

There was a discussion about the possibility of a road being developed off of N. Rachel to access the property on the left side of Rachel Drive.

Jeff stated that the street would have to be built to borough specifications with the expectation that it will be taken over by the borough. He pointed out that council, at its last meeting, seemed inclined to require a sidewalk all the way to Bair Boulevard. The developer is taking the position that the borough's sidewalk ordinance requires that a sidewalk only has to be built alongside the property being developed. Another item not included in the development is street lighting.

Mr. McCollim pointed out that the driveway would have lighting and that if a sidewalk were installed along the adjacent property, when that site was to be developed it may need to be revised to allow for a driveway.

Emil stated that since the road is being built for the borough, we could dictate the terms.

Emil stated that the borough will have to be the applicant to PennDOT for the stormwater for the project.

Emil said that the developer's agreement for the DEP building would have to be checked to see if there are any issues with encroaching on their property with slope easements.

Emil stated that the borough would like an easement from the developer to be able to put a sanitary sewer line behind the old borough building up to Broadview Road.

Tim made a motion second by Denise to recommend the proposed development of N. Rachel Dr. and driveway for the Hampton Inn by Stanton Hospitality as per the drawings with revisions dated March 12, 2019 contingent upon incorporation of the comments in Emil's letter; approval by the Westmoreland Conservation District of the Erosion and Sediment Control Plan and the Stormwater Management Plan; and PennDOT of the Highway Occupancy Plan. Motion approved unanimously.

### **C. MAWC**

Jeff stated that MAWC is looking to build a new building on property that they purchased adjacent to their existing campus. He stated that there are two items that the MAW is asking that the Planning Commission consider: Canceling paper streets shown on a map dated October 5, 2019 provided by MAWC and changing the R-2 zoning at the site to LI-1, which is the zoning at the rest of the MAWC campus. Jeff stated that there will be two hearings to address these issues at the council meeting on April 2, 2019.

Jim asked that for the first motion, the commission consider including language that would encourage MAWC to make an annual contribution to the borough in lieu of taxes.

**1. Canceling of Streets**

Tim Seale made a motion second by Denise Smyda to recommend proposed canceling of certain streets and alleys in the Foxdale Plan of Lot as per the map dated October 5, 2018 provided by Gibson-Thomas Engineering and that the MAWC consider making an annual contribution to the borough in lieu of taxes. Motion approved unanimously.

**2. Change to Zoning**

Denise Smyda made a motion seconded by Tim Seale to recommend amending the borough's zoning ordinance and zoning map changing the area which is presently zoned as R-2 to LI-1 in the Foxdale Plan of lots. Motion approved unanimously.

**6. New business**

There was no new business.

**7. Adjournment**

Tim made a motion seconded by Denise to adjourn the meeting at 8:39 PM. Motion approved unanimously.