

New Stanton Planning Commission
Minutes of Meeting
May 10, 2017

1. Call to Order

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

2. Roll Call

Commission members: Barbara Bishop, Jim Evans (at 7:05), Jay Gomolak, Calvin Kauffmann, Timothy Seale, Denise Smyda. 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 with all voting in favor with the exception of Denise who abstained.

4. Audience Comments on General or Agenda Items

Jeff stated that he had a couple of items to bring up under *New Business* including a report on a zoning application that the borough received regarding a medical marijuana facility as well as a report on recent legislation regarding signage. Denise also wanted to bring up signage under *New Business*.

Jim Evans arrived during audience comments on agenda items.

5. New Business

a. Sell Subdivision

Jeff stated that this is a revisiting of a piece of property that was before the Planning Commission several months ago when the property owners asked that the Sell property be subdivided into two lots. That subdivision has been completed and recorded and we are now being asked to consider subdividing lot 2 into two additional lots -- 3 and 4.

Richard Schimizzi, an attorney representing the Estate of Marjorie Sell through the executor William Sell, and Robert V. Campbell, an attorney representing Barbara Bishop, Bernadette Lust and Robert Sell presented the concerns of their clients.

Emil reviewed his concerns regarding the proposed subdivision (see his attached letter dated May 8, 2017).

Robert Campbell asked if the borough could check to see if a building permit was issued for the garage on the property.

After discussion, Jay summarized: Emil will work with the surveyors and the property owners will look into where the tap-ins are, and determine if the 25' right of way is sufficient or if an easement needs to be established. It was agreed by all in attendance that this was a preliminary meeting.

b. Revisit Zoning Regarding Service Stations in B-1

Jim made a motion seconded by Tim recommending that council have Solicitor John Campfield review and recommend changes to the Zoning Ordinance as it relates to food service, convenience store, and gas stations. Motion passed unanimously.

Jeff stated that this recommendation would be brought to council and if they approve they would have John draft the language for the Planning Commission's review.

c. Any other New Business

- Denise mentioned that borough speed limit signs are installed on telephone poles on Pine Drive.
- Jeff reported on a conversation he had with John Campfield in which he reported that we can no longer legislate the wording on a sign.

Jim made a motion seconded by Barbara recommending that council have John Campfield review the signage clauses of the Borough Zoning Ordinance updating them as per recent changes in the law and because of changes to technology. Motion passed unanimously.

- For informational purposes, Jeff reported on an application submitted by Yeltrah, LLC which is seeking a Special Exception from the Zoning Hearing Board so as to place a medical marijuana dispensary in the shopping plaza located at 429 S. Center Avenue.

- Jay reported that he represented the Planning Commission at the last council meeting and reporting to council what the Planning Commission has been working on. He mentioned that at the meeting the idea of attending the G-Conference came up. Jeff reviewed the G-Conference schedule, which was attached to the agenda. The G-Conference is a coalition of several area municipalities including New Stanton which holds an annual conference for members.

6. Old Business

a. Comprehensive Plan

Jim said that the commission already discussed items related to the Comprehensive Plan when the updating of the Zoning Ordinance was discussed.

b. Any Other Old Business

Emil mentioned that he needed signatures on the Hawley subdivision which was recommended by the Planning Commission at the last meeting and approved by council at their last meeting.

7. Adjournment

Barbara made a motion to adjourn the meeting.