

New Stanton Planning Commission
Minutes of Meeting
May 9, 2018

1. Call to Order

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

2. Roll Call

In Attendance

Commission members: Barbara Bishop, James Evans, John Gomolak, Calvin Kauffman, Tim Seale and Denise Smyda. Others: Borough Engineer Emil Bove and Borough Manager Jeffrey McLaughlin.

Absent

Art Cicero.

Because of the number of people in the audience, Jay asked everyone to introduce themselves.

3. Approval of Previous Meeting's Minutes

Denise made a motion seconded by Barbara to approve the minutes of the April 11, 2018 meeting. Motion passed with everyone voting in favor except for Tim, who abstained.

4. Audience Comments on General or Agenda Items

Jay asked for audience comments. There were none.

5. Old Business

A. Consider Recommending Approval of Sell Subdivision

Emil stated that the surveyor for the property, Denny Rosetti has responded to Emil's comment letter. The Planning Module has been submitted and we are presently awaiting approval for that as well as the water availability letter for lots 2 and 4. He stated that for the subdivision to be approved, two modifications would be required to the Subdivision and Land Development Ordinance (SALDO): 1) the SALDO requires that private alleys functioning as public streets need to meet public street design standards and 2) all lots shall front a dedicated public street or fully improved private street. The

owner has agreed to install gravel on the road to the one lot, but that would not meet public street design standards. Denny Rosetti, stated that it would be difficult if not impossible to meet the borough public street requirement because of the width requirement. Denny also stated that documents would need to be executed by private land owners to allow the water line to serve lots two and 4.

Jim made a motion seconded by Denise recommending that council approve the Sell Subdivision conditioned upon receipt of the water availability letter from MAWC, pending planning module approves from the DEP, and modifications to Sections 510.B. and 513.C. of the SALDO. Motion passed with all voting in favor except for Barbara who abstained.

B. Consider Recommending Approval of Widziszewski Consolidation Plan for Lots at 154 Edgewood Drive

Jeff stated that he mistakenly listed this item under *Old Business* rather than *New Business*. It was decided to proceed with the item at this point in the agenda.

Mr. Deglau who surveyed the properties presented the proposed Widziszewski Consolidation Plan lot consolidation for 2 lots located at 154 Edgewood Drive. There was a discussion about the possibility of a gas line traversing the property.

Jim made a motion seconded by Tim recommending to council that it approve the consolidation of the 2 lots at 154 Edgewood Drive. Motion passed unanimously.

C. Consider Recommending Approval of Broadview Estates, LP Zoning Change Request

David Lucci, from Victor Wetzel Associates, the landscape architect for the developer of the site, presented Power Point slides regarding a zoning change that they would like to a portion of a farm, currently owned by Smail Family Limited Partnership, located at 266 Broadview Road, parcel ID 64-03-00-0-030. They are requesting that a portion of the property, south of Broadview Road, be rezoned from R-1 to B-1. This would allow them to have 60' wide lots as opposed to the required 90' wide lots.

Jeff directed the commission to a copy of an e-mail that he received from Borough Solicitor John Campfield which references the Municipalities Planning Code (MPC): *Municipalities that have adopted a comprehensive plan are required when adopting a change to the official map to issue a specific statement as to whether the proposed action is in accordance with the objectives of the formally adopted comprehensive plan.* This statement must be in writing and provided to the governing body within 45 days. Jeff also reviewed the parts of the Comprehensive Plan that reference Broadview Road. He stated that the plan does appear to be consistent with the idea of development in the Broadview Road area.

Emil pointed out that at a previous meeting the Planning Commission voted to recommend that council approve the final version of the preliminary land development plan with one of the contingencies being that the developer secure a change to the zoning map.

Jim asked if council would need to hold a hearing on this and Jeff said that they would.

Mr. Lucci stated that the plan that since the beginning of the planning process, they have been showing 60' wide lots.

Jim asked how many lots would be lost if the zoning change did not take place. Mr. Lucci said approximately 4-5. Jim also wondered whether the zoning change is worth the expense. Jeff stated that the developer did pay an application fee and would be required to cover the advertising expense for the hearing and ordinance. Jim said that he would recommend against the zoning change because he would prefer more green space that would result from larger lots.

Denise stated the zoning change does meet the objectives of the comprehensive plan because it is in the potential growth area. She stated that in her neighborhood there are 75' lots and 5 people want to move out to get bigger lots and that people moving to this area are looking for more country living, larger lots. She agreed with Jim stating that when the developer bought the property they realized that it was zoned in a few different ways.

Jay asked for a motion. There was none.

Jeff asked that even if the Planning Commission was not making a recommendation regarding the project, is it obligated to make a motion as to whether the zoning change would be consistent with the comprehensive plan.

Jim responded that since the Planning Commission is not passing any motion regarding a zoning change, for or against, then they would not need to state whether it is consistent with the comprehensive plan.

6. New Business

Denise asked why the borough has the electronic speed sign on Stone Church Road. Jeff stated that a resident on that road had asked for the speed sign to slow people down. She stated that the sign should be on the opposite side to monitor those coming down the hill.

7. Adjournment

Calvin made a motion to adjourn the meeting at 8:10 PM.