

New Stanton Planning Commission
Minutes of Meeting
November 20, 2019

1. Call to Order

Chairman Jay Gomolak called the meeting to order at 7:07 PM.

2. Roll Call

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

B. Others in Attendance

Councilmember Tom Smith, members of the Sheetz development team.

Before formally beginning the meeting, Jay wanted to recognize Art Cicero who was elected to the New Stanton council. He will take his seat in January. Art will be stepping down from the Planning Commission at the end of the year.

3. Approval of Previous Meeting's Minutes

Tim made a motion seconded by Mina to approve the minutes of the October 9, 2019 meeting. Motion passed with all voting in favor with the exception of Tim who abstained.

4. Audience Comments on General or Agenda Items

Tom S. stated that he had no comments at the present time but asked that he be able to comment during the meeting. Jay agreed.

5. New Business

A. Sheetz Land Development Plan

Ryan Wotus, counsel for Sheetz pointed out that they have made some changes to the Land Development Plan which they plan to formally submit on November 21, 2019. They would also be submitting their consolidation plan at that time as well. Thus, they would not be seeking approval at this meeting but would hope to receive the Planning Commission's recommendation at the December 11, 2019 meeting. He stated that given the revisions, they were simply looking at this meeting as an advisory.

He stated that they are making changes to the land development plan to accommodate some of the borough's concerns:

- The number of tractor-trailer parking spaces will be reduced from 17 to 14.
- The tractor-trailer spaces will be moved from the property line to the interior part of the site to increase the distance from neighboring properties.
- The number of truck-fueling stations will be reduced from 6 to 5.
- They will be increasing the amount of landscaping including a bigger rain garden between the truck entrance and exit as well as adding trees and a fence at the rear of the property.
- The driveways will be adjusted so that they will align with the driveways of the properties across the street.

Ryan then turned the meeting over to David Mastrostefano who is an in-house engineer for Sheetz. He compared the originally proposed site plan to the revised site plan that they would submit on November 21, 2019. He gave more details about the changes that Mr. Wotus pointed out. He also pointed out that they are proposing adding a final of grass to separate the pumps from the truck parking.

Art asked about the fence. Mr. Mastrostefano stated that it would be 6' vinyl.

Jeff asked the truck traffic pattern. The traffic engineer Joshua Haydo, Senior Traffic Engineer from D.E Wooster and Associates stated that as originally proposed, they would envision all of the trucks coming in from Rachel Drive on W. Byers.

Art asked about signage. Mr. Mastrostefano stated that for the truck driveways there will be double-faced entrance and exit signs as well as painted arrows on the pavement.

Jeff asked if the truck driveways would be widened. Ron Herrington from McMillian Engineering stated that the radiuses will be changed to allow for easier ingress and egress.

Emil asked if the entrance/exits signs could be listed as *Do Not Enter* on the opposite side. Mr. Mastrostefano was agreeable.

Tom S. stated that signage will not prevent truckers from doing what they want. He also asked if they would get double trailers on the site. Mr. Mastrostefano stated that the pumps have been designed to double-stack the trucks that are 73' long each.

Tom asked about trucks existing the site. Mr. Haydo stated that the trucks would have to swing into the opposing lane in order to make the turn.

Art asked about electric charging stations. Mr. Mastrostefano stated that there are no plans for charging stations at this time. However, they have an agreement with Tesla. If they are interested a particular site, Sheetz would still have to okay it as well as the borough.

Jay asked about a car wash. Mr. Mastrostefano said they were not planning on installing a car wash.

Mr. Mastrostefano stated that they will be seeking a liquor license for the site. The interior will have 30 seats. Their will be seating for 16 outside.

Emil asked about kerosene. Mr. Mastrostefano said that it is being phased out. He stated that if a new type of fuel was developed they could convert an existing tank to accommodate.

Jeff asked about a drive thru. Mr. Mastrostefano said there was no plan for one.

Mr. Mastrostefano reviewed the proposed building elevations.

Tom S. said that a lot of people he has spoken to are against the truck fueling, but they do not attend the meetings. He stated that if Sheetz complies with the rules there is nothing the borough can do.

B. Other New Business

Jeff stated that MAWC just submitted their land development plan and consolidation plan which will be on the agenda at the December 11, 2019 meeting.

6. Old Business

A. PMPEI Training

Jay stated that the registration form for the PA Municipal Planning Education Institute (PMPEI) training sessions was in the agenda packet. Jeff encouraged members to register.

B. Other Old Business

Tim asked about Eat'n Park. Jeff stated that they are to reopen on November 25, 2019.

Jeff reported that the Zoning Hearing Board approved Sheetz's 85' sky sign on November 19, 2019.

7. Adjournment

Calvin made a motion seconded by Art to adjourn the meeting at 8:06 PM.

Respectfully submitted,

Jeffrey McLaughlin
Borough Secretary