

New Stanton Planning Commission

Minutes of Meeting

November 28, 2018

1. Call to Order

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

2. Roll Call

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

3. Approval of Previous Meeting's Minutes

Tim made a motion seconded by Calvin to approve the minutes of the August 8, 2018 meeting. Motion passed with everyone voting in favor with the exception of Jim who abstained.

4. Audience Comments on General or Agenda Items

Jay asked for audience comments. There were none. Jay asked if members had any items to add to the agenda. Tim added: *Autism Signage on Broadview Road*. Jay added *Update on the Proposed Municipal Authority of Westmoreland County (MAWC) Building* and *Update on Broadview Estates*.

5. New Business

A. Review of subdivision application for property owned by William W. and Ann Trump and William T. Trump on Arona Road

Emil reviewed the proposed plan. He stated that it meets the borough's zoning requirements, but he did say that the one lot being created was very small and if the existing septic system would ever go bad there may not be enough space for a new system to be installed. He mentioned that, unlike some other municipalities, our zoning does not require larger lots for structures that have septic systems. Emil said that there is a sewer line that is relatively close by that could be tapped into if necessary.

He also noted that several details (e.g., setback measurements, labeling of Northeast Drive, etc.) were missing from the plan. The owner or a representative was not present to address any concerns.

Jim made a motion seconded by Barbara to table the proposed Trump subdivision until the December 12, 2018 meeting. Motion passed unanimously.

B. Review of Zoning Hearing Board variance request to install a 110' tall sign at the new Get Go Café

Jeff stated that the Zoning Hearing Board will be holding hearing on December 19, 2018 regarding a variance request to permit a 110' tall sign at the GetGo Café site. He asked the commission for their opinion on the sign especially in light of the comprehensive plan.

Jim made a motion seconded by Tim recommending against the proposed 110' GetGo Sign that has been submitted for a variance because they do not feel that it meets the hardship requirements. Motion passed with James, Tim, Barbara, and Jay Gomolak voting in favor and Calvin and Art abstaining.

C. Any Other New Business

There was no other *New Business*.

6. Old Business

A. Autism Signage

Tim said that both autism child signs are missing from Broadview Road. One of the sign poles is also missing. Jeff stated that he would have new signs ordered and installed.

B. Update on Proposed MAWC Building

Emil said that he is reviewing the most recent submittal from MAWC and will have his comments ready for the December 12, 2018 Planning Commission meeting.

C. Update on Broadview Estates

Jeff stated that he spoke to the engineer working on the project a couple of weeks ago. They were preparing the final drawings for Phase I. Emil said that he spoke to the engineer a couple of weeks ago. They currently are trying to figure out how to address an issue with one of the existing homes on Broadview Road.

Calvin expressed his concern about the water on the property. He stated that during a heavy rain there is a lot of water that pours off of the property.

7. Adjournment

Calvin made a motion to adjourn the meeting at 7:45 PM.