

New Stanton Planning Commission
Minutes of Meeting
October 9, 2019

1. Call to Order

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

2. Roll Call

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

B. Others in Attendance

Councilmember Tom Smith, property owners Debra and John Weibel and Lisa Overly representing Phil Keilbach.

3. Approval of Previous Meeting's Minutes

Jay asked for any corrections to the minutes. Calvin pointed out that the minutes did not reflect the discussion about the need for the old monument footer at the old borough building to be filled in.

Dense made a motion seconded by Calvin to approve the minutes of the September 11, 2019 meeting. Motion passed with all voting in favor with the exception of Tim who abstained.

4. Audience Comments on General or Agenda Items

There were no additions to the agenda.

5. Old Business

A. Eat'n Park Revised Land Development Plan

Emil pointed out that Jesse Stock from Eat'n Park was present at the meeting.

Emil and pointed out that Eat'n Park has submitted a revised Land Development Plan for consideration. The originally submitted plan was recommended by the Planning Commission to council but Eat'n Park has decided to propose some changes to that plan for consideration. Emil and Mr. Stock reviewed the proposed changes: Eat'n Park has decided not to eliminate the parking lot in the front of the building, to retain a

landscaped area adjacent to the Exxon station rather than installing parking in that area, to move the handicapped parking closer to the pick-up window driveway and to add a small landscaping area in the back of the building where there was presently an old cement pad.

Emil stated that some of the details that were put on the plan by the engineer do not comport with the details that were put on the plan by the architect.

There was a discussion on the sign. Eat'n Park had submitted a conditional use request to council to add an electronic message board to the existing sign structure.

Jim made a motion seconded by Tim to recommend to council that it approve Eat'n Park's revised Land Development Plan if all of the requirements of the borough engineer are met and either the existing sign is grandfathered in with no changes or in the event an electronic message board is added, the sign structure would have to be moved to meet the 10' setback from the right-of-way. Motion passed unanimously.

B. Update on Training Sessions

Jeff updated council on the PA Municipal Planning Education Institute (PMPEI) training sessions. He stated that after consulting with the PMPEI representative the meeting the schedule would be from 6:00 – 9:30 PM on Wednesday, January 15th, 22nd, 29th, 2020 with a snow date in February. As of right now the first planning meeting of the year would be January 8th.

C. Other Old Business

There was not new business

6. New Business

Jeff reported that there will be a Zoning Hearing Board meeting on October 22, 2019 to hear the Sheetz variance requests regarding the sky sign and the alignment of driveways.

Denise brought up the need for Public Works to pick up trash along the borough streets. Jeff stated that the crew just cleaned up Thermo Village Road.

7. Adjournment

Tim made a motion to adjourn the meeting at 7:49 PM.

Respectfully submitted,

Jeffrey McLaughlin
Borough Secretary

