

***New Stanton Borough Special Meeting
October 11, 2006***

The October 11, 2006 Special Meeting of the Borough of New Stanton was called to order by *Council President* Scott Sistik at 7:01 p.m. The meeting was held at the Municipal Building at 451 North Center Avenue, New Stanton, Pennsylvania. Also present were members of the Planning Commission.

Council members present: *President* Scott Sistik, *Pro-Tem* Jerry Ilgenfritz, Todd Bartlow, Tom Theis, Jim Mack & *Mayor* Joe Kazan. Absent were Rob Quinn & Wilbur Bussard. Also present was *Solicitor*, John Campfield and *Zoning Officer*, Mel Steele.

Planning members present: *Chairman* James Evans, *Secretary* Graydon Long, Denise Campbell, Jim Sigwalt & Frank Balistreri.

A prayer and the Pledge of Allegiance were recited as well as Roll Call for Council.

General Business

Pro-Tem, Jerry Ilgenfritz stated there was pizza & soda here so just open up, relax and get comfortable.

Council President Sistik welcomed the Planning Commission members and said this is a work session for the zoning ordinance he then turned the meeting over to *Chairman* Jim Evans. *Chairman* Evans said everyone has a copy of the minutes from the last meeting; I need a motion to approve if there are no questions.

Graydon Long made a motion second by Todd Bartlow to approve the minutes from the September 13, 2006 Planning Commission meeting.
The motion was unanimous

Council President Sistik then took back over and said now we will follow the agenda.

Report from Code Enforcement Officer

Zoning Officer, Mel Steele showed pictures of the Capri Motel that was taken August 15, 2006. He's been in contact with John Lechner who is the Realtor for the family who owns the property. Mr. Lechner said the family isn't aware of how bad the property is, he will contact the family and see what they would like to do. *Solicitor* Campfield suggested Mel & *Fire Chief* Bob Liberty make a report and get pictures to submit to Council with the findings. He also suggested they try to get the County to demolish it.

As far as the Tharp Motel I've been there 3 times and no one has been around. I've spoke to the owner and he said he plans on renting it out, he was told if he does any alterations he needs to get building permits. The rumor is they want to make it a halfway house for prisoners; currently they are using a room at Leah's Personal Home. It started

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out as counseling for the prisoners and now they want to provide housing for them at this property.

Member Tom Theis asked if Plum Contracting had a bond for Pennsylvania Ave they are using to carry fill to the work site behind Graydon Long's property for the road being built for the Center Ave project. Mr. Campfield said that road would have to be bonded and it currently isn't because it's used by Super-Valu and other trucks on that road.

Proposed zoning work session

Zoning Officer, Mel Steele said Merritt Allen owns property up on Park-n-Pool road and is here tonight to ask if the zoning could be changed to R-2 but after further research found it is zoned R-2. Mr. Allen thanked Planning for the change because it's been 7 years he's tried to do something with his property.

Then Mel said he had some questions about the zoning map. The corridor down Center Ave to the end of the Borough there was discussion about a business corridor zoned B-2. Doing this would split parcels up, some being B-1 and B-2. After some discussion the following recommendation was made by Planning to Council.

Todd Bartlow made a motion second by Jim Sigwalt to recommend Council keep the southern corridor of Center Ave except Jack Evans farm up to Swartz Road zoning B-2 or same as it is now.

The motion was unanimous

Jerry Ilgenfritz made a motion second by Todd Bartlow to accept Planning's recommendation to keep the southern corridor of Center Ave except Jack Evans farm up to Swartz Road zoning B-2 or same as it is now.

The motion was unanimous

There was a question about the Village District on Arona Road, how far it is going. The recommendation was made to Council but never voted on. The following motion was made by Council:

Todd Bartlow made a motion second by Tom Theis to accept Planning Commission's recommendation to extend the Village District on Arona Road through the coda sac.

The motion was unanimous

The height for free-standing business signs in the B-1, B-2 & V-1 District is 50 feet. If the sign goes on the building it can't be above 30 feet.

Solicitor Campfield went through the changes from the last meeting; some changes were discussed while others weren't. Mr. Campfield said there is a provision that states: the height or an accessory structure can't exceed ten (10) feet, and the definition of storage sheds states it can't be higher than fifteen (15) feet. So the question is how close do you want storage sheds to be to side or rear yards and how high can they be? *Member* Sigwalt felt standard setbacks should be used for the side yard.

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Denise Campbell made a motion second by Frank Balistreri to recommend to Council the setback for a side yard be standard and rear yard setback at 5 feet.

The motion was unanimous

Jerry Ilgenfritz made a motion second by Jim Mack to accept Planning's recommendation that the setback for a side yard be standard and rear yard setback at 5 feet.

The motion was unanimous

Graydon Long made a motion second by Denise Campbell to recommend to Council to change the height for an accessory structure to 15 feet

The motion was unanimous

Todd Bartlow made a motion second by Tom Theis to accept Planning's recommendation to change the height for an accessory structure to 15 feet.

The motion was unanimous

Denise Campbell made a motion second by Scott Sistek to recommend to Council that the size of home occupation sign is no larger than 6 square feet.

The motion was unanimous

Todd Bartlow made a motion second by Jerry Ilgenfritz to accept Planning's recommendation that the size of home occupation sign is no larger than 6 square feet.

The motion was unanimous

Scott Sistek made a motion second by Denise Campbell to recommend to Council that Long Care Nursing facilities be a conditional use in the R-1 District.

The motion was unanimous

Todd Bartlow made a motion second by Tom Theis to accept Planning's recommendation that Long Care Nursing facilities be a conditional use in the R-1 District.

The motion was unanimous

Todd Bartlow made a motion second by Jim Sigwalt to recommend to Council that a free-standing sign in the R-1 or R-2 District that is detached from the main structure can be no higher than 6 feet.

The motion was unanimous

Todd Bartlow made a motion second by Tom Theis to accept Planning's recommendation that a free-standing sign in the R-1 or R-2 District that is detached from the main structure can be no higher than 6 feet.

The motion was unanimous

There was discussion about the different signs; *Zoning Officer* Mel Steele suggested that Planning & Council review the Rostraver sign Ordinance until the next Planning meeting November 8, 2006, then Planning can make a recommendation to Council about it.

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Planning Commission Chairman Jim Evans suggested that we approve the proposed ordinance as presented with the exclusion of signs, have planning review the Rostraver sign ordinance at the next meeting and make a recommendation to Council.

Mr. Merritt Allen said “I’ve sat here for two and a half hours, and watched what went on. Probably during this period of time over at least three fourths of the world, no telling how many people have died for an opportunity to live the way we’re living. I’ve watched you people with no sign of partisanship, no sign of ill humor toward one another. Nothing but the obvious need, want and desire to represent the people who put you here to speak on their behalf. I’d like to laud every one of you.” Everyone thank him and said “we don’t hear that much”

Todd Bartlow motioned to adjourn the meeting at 9:40 p.m.

Respectfully submitted,

Anita Hoffman

Anita Hoffman
Assistant Secretary