

**Borough of New Stanton  
Planning Commission  
Minutes of Meeting  
July 13, 2016**

**1. Call to Order**

Chair Denise Smyda called the meeting to order at 7:02 PM.

**2. Roll Call**

Borough Manager Jeffrey McLaughlin took the roll. Those in attendance: Barbara Bishop, Jay Gomolak, Calvin Kauffman, Timothy Seale, and Denise Smyda. Borough Engineer Emil Bove was also present.

**3. Approval of Minutes – June 8, 2016 meeting**

Tim made a motion seconded by Barbara to accept last month's minutes. Motion passed.

**4. Audience Comments on General or Agenda Items**

Denise asked for comments. Being that there were no comments, Denise closed the comment period.

**5. Old Business**

**A. Comprehensive Plan – Presentation of Draft Recommendations – Jenni Easton, Mackin Engineering**

Jeff introduced Jenni Easton, a Senior Planner with Mackin Engineering, the consulting firm helping the borough to develop a new comprehensive plan, to present the draft recommendations the Comprehensive Plan Steering Committee developed for the Planning Commission's review and consideration.

Jenni reviewed the timeline for the process, which started in the fall of last year. She stated that one of the first activities was to attend the community picnic last year to let residents know that the process was underway. The committee also began to meet monthly, initiated background studies, met with representatives from local churches, the boy scouts and a bicycling group. During last winter, they moved into the Needs Assessment phase, identifying key issues, and holding two open houses for the public, one at the beginning of the year and the second in conjunction with a fire department fish fry. In the late winter/early spring their consultant, Todd Poole held two business focus groups and they began to develop the draft action plan for review by the Planning Commission and council. The hope is to present it to the public for their input at the Community Picnic scheduled for August 6<sup>th</sup>.

Jenni reviewed the recommendations listed under the following categories: Built to Grow, Built to Prosper Built to Move, Built to Serve, Built to Sustain and Built to Attract. A copy of the recommendations were included in the agenda packet and have been attached to these minutes.

Tom S. and Jeff mentioned that at the July council meeting two sergeants from the PA State Police discussed the crime rate as well as well as the services they provide the borough. This discussion may impact the recommended goal regarding public safety.

#### **B. Hampton Inn Presentation**

Bob McCollim from the Red Swing Group, the engineering firm for the Hampton Inn, presented on behalf of the developers. Bob stated that Emil informed him that an adjacent property owner may be looking to develop their site so they may work together to extend Rachel Drive. Also, there are still some issues being worked out with storm water from the proposed restaurant site. Because these issues could take time to resolve, it was decided to separate the restaurant from the hotel. Bob stated that since the last meeting, they added some buffer plantings to the rear of the property and increased the number of trees throughout the property to comply with the borough ordinance. Bob also presented some hotel elevation renderings.

Bob mentioned that they are presently purchasing the two properties – the hotel property as well as the Quinn property which will be used for the access drive from Broadview Road.

Tim made a motion seconded by Calvin approving the consolidation plan for the two properties contingent upon the new ownership entity of the current Bair and Quinn properties being listed. Motion passed unanimously.

Emil reported that the Land Development Plan is basically through the borough's process, but that other approvals are still required.

Based on this situation, Jay made a motion seconded by Tim, that the Land Development Plan be approved contingent upon: the Westmoreland Conservation District approval of: the Erosion and Sedimentation Control Plan (E&S), storm water management plan, and the National Pollution Discharge Elimination System (NPDES); the PA Department of Environmental Protection's (DEP's) approval of the sewer planning module; and PennDOT's clarification and approval of the stormwater management plan. Motion passed unanimously.

#### **C. Any Other Old Business**

There was no other *Old Business*.

**6. New Business**

Council member Tom Smith, who was in the audience for the meeting, stated that since there was nothing from preventing the Planning Commission and Council from implementing some of the recommendations before the plan is formally adopted, he suggested that the commission consider recommending that council hire a part-time employee to handle zoning and code enforcement.


Jay made a motion seconded by Barbara recommending that the council's Personnel Committee look into the possibility of hiring someone who would handle enforcement of the property maintenance code, parking, and zoning at a rate and at a number of hours determined by the committee. Motion passed unanimously.

**Any Other New Business**

There was no other *New Business*.

**7. Adjournment**

There being no more business, Tim made a motion seconded by Barbara to adjourn the meeting at 8:45 PM.

Respectfully submitted,  
  
Jeffrey McLaughlin