

**Borough of New Stanton
Planning Commission
Minutes of Meeting
May 3, 2016**

I. Call to Order

In the absence of Chair Denise Smyda, Co-Chair Jay Gomolak called the meeting to order at 7:05.

II. Roll Call

Borough Manager Jeffrey McLaughlin took the roll. Those in attendance: Barbara Bishop, James Evans, Jay Gomolak, Calvin Kauffman, Raymond Strosko, and Timothy Seale.

III. Approval of Minutes – April 13, 2016 meeting

Tim made a motion seconded by Calvin accepting last month's minutes. Motion passed.

IV. Audience Comments on General or Agenda Items

Jay asked for comments. Tom Smith requested the ability to comment latter during discussion of the agenda items. Jay stated that he would be permitted to do so. With that, there was no more comments, so the comment period was closed.

V. Old Business

Jay asked Jeff to speak on the next item. Jeff stated that given that a guest was present that perhaps we could have him speak first. Jay agreed and asked that we move to item New Business and return to Old business afterwards.

VI. New Business

Jeff introduced J.P. Morgan of Horizon Property representing New Stanton Partners, LP regarding the development of a proposed Hilton Tru Hotel on the site of the present Budget Inn. Mr. Morgan said that the Budget Inn would be demolished and a clean 4 acre site would be left for development of the Hilton Tru. The proposal calls for a 5 story, 80 room, concrete block and plank structure. The hotel would also feature a small fitness room and an indoor pool. Down the road, J.P. said that they would look to come back to the borough to request a subdivision to develop the balance of the site with a possible restaurant or other commercial establishment. J.P. then introduced John Frydrych of R.A. National, the engineering firm for New Stanton Partners who reviewed the preliminary plans for the site.

Given this was a preliminary review, Emil stated that he would work with Mr. Frydrych to address some of the outstanding issues that he had seen in reviewing the plans so that they could return, possibly to the June meeting for a final review of the land development plan.

One of the suggestions that came up during the discussion was to encourage the developer to install a sidewalk the length of the property on W. Byers Avenue.

On a motion by Jim and seconded by Ray the Planning Commission recommended that sidewalks be installed at all new future developments in the B-1 Business District.

Jay moved back to old business and asked Jeff to report on the proposed amendment to the borough's zoning ordinance. Jeff reported that council agreed with the Planning Commission's idea to eliminate the specific reference to Mutual Aid and to make it a general reference to an area ambulance service, but that they felt the other changes should be studied in more detail by the Planning Commission. Tom Smith stated that council also would like to have a representative at the meeting where the Planning Commission would present these changes so as to answer any questions. It was decided to wait until the Comprehensive Plan was approved before recommending any additional changes.


Jim made a motion seconded by Barbara that the Planning Commission recommend that council approve the amendment to the zoning ordinance which includes the change to a general reference to an ambulance company. Calvin left prior to the vote. Motion passed unanimously by the remaining members.

Jeff encouraged members to attend the Comprehensive Plan Steering Committee meeting.

Jay reviewed the upcoming meeting schedule.

Tom Smith suggested that the Planning Commission add a second meeting date each month in the event that there is additional business that needs addressed in that month, or if a quorum could not be reached on the date of the first monthly meeting. The group decided to establish a second monthly meeting on the 4th Wednesday for the balance of the year if they could "piggyback" the advertisement of such a meeting schedule onto another legal ad so as not to incur additional costs.

There being no more business Barbara made a motion seconded by Tim to adjourn at 8:35 PM.

Respectfully submitted,

Jeffrey McLaughlin