

Borough of New Stanton
Planning Commission
Minutes of Meeting
September 14, 2016

1. Call to Order

Chair Denise Smyda called the meeting to order at 7:03 PM.

2. Roll Call

Borough Manager Jeffrey McLaughlin took roll. Those in attendance: James Evans, John "Jay" Gomolak, Denise Smyda, Raymond Strosko as well as Borough Engineer Emil Bove, and Jeff.

3. Approval of Previous Meeting's Minutes

Jay made a motion seconded by Ray to accept the minutes of the July 2016 meeting. There was no meeting in August. Motion passed with everyone voting yes with the exception of Jim who abstained, because he was not present at the August meeting.

4. Audience Comments on General or Agenda Items

Denise asked for comments. Tom Smith stated that he had no comments at present, but he asked that he be able to reserve his comments in the event something came up during the meeting. Denise stated that he could do so.

Denise stated that with a guest present, Dennis M. Rosatti of Dennis M. Rosatti Associates, to discuss the item under New Business, Old Business would be skipped over and addressed later.

5. New Business

A. William J. Sell Subdivision

Denise asked Emil to speak on the proposed subdivision which is located at 320/328 Arona Road; Tax Map #64-04-05-0-002. Emil stated that it is a simple subdivision. The new lot would be just over 1.2 acres with the residual lot being just over 3.3 acres, both having frontage on Sell's Lane, a private road off of Arona Road.

Jim made a motion seconded by Ray that the Sell subdivision be approved. Motion passed with everyone voting yes except for Denise who abstained because of her relationship with some of the members of the Sell family.

B. Any other New Business

Denise asked if there was any other business. Being none she moved on to Old Business.

6. Old Business

A. Comprehensive Plan

Jeff passed out copies of the draft Comprehensive Plan for the group's review. He stated that the final meeting of the Comprehensive Plan Steering Committee is set for Monday, September 19th at 4:30 PM and encouraged members to attend.

Denise asked members to review the draft for the next Planning Commission meeting as well. The review of the plan will be on that meeting's agenda as well. Tom Smith stated that the Commission should also consider at that meeting what role they would like to play in implementing the plan.

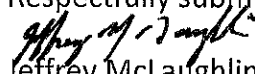
Tom S. also told the members that the borough budget meetings would be coming up in October and that if there were items in the plan that the group would like to see implemented next year, they may want to encourage council to include them in next year's budget.

B. Any other Old Business

Denise asked if there was any other business. There was none.

7. Adjournment

Denise asked for a motion to adjourn. On a motion by Jim and seconded by Jay the meeting was adjourned at 8:35 PM.

Respectfully submitted,

Jeffrey McLaughlin