

**New Stanton Planning Commission**  
**Minutes of Meeting**  
**February 14, 2018**

**1. Call to Order**

In Chairman Jay Gomolak's absence, Vice Chairman Jim Evans called the meeting to order at 7:00 PM.

**2. Roll Call**

**In Attendance**

Commission members: Barbara Bishop, Art Cicero, James Evans, Calvin Kauffman and Tim Seale. Others: Borough Engineer Emil Bove and Borough Manager Jeffrey McLaughlin

**Absent**

John Gomolak and Denise Smyda.

Jim welcomed Art Cicero to the Planning Commission.

**3. Approval of Previous Meeting's Minutes**

Jim asked for a motion to approve the January 10, 2018 minutes.

Tim made a motion seconded by Barbara to approve the minutes of the January 10, 2018 meeting. Motion passed unanimously.

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

There were no comments.

**5. Old Business**

**a. Get Go**

**1) Subdivision**

Jim invited the Get Go representatives to introduce themselves. Pat Avolio, Director of Real Estate Development from Giant Eagle, Inc. introduced himself and John Heyl, the project's consulting engineer from Lennon, Smith, Souleret Engineering, Inc.

Emil stated that there are four components that need considered. The first is the

subdivision of a property owned by Eland Property LLC and Siwel Systems, (Tax map # 64-03-00-0-066). Get Go is only interested in that portion of the property on the Eastern side of the immediately adjacent to the car wash property.

Art made a motion seconded by Tim recommending that council approve the subdivision of the Eland Property LLC and Siwel Systems, LLC., Parcel ID #64-03-00-0-066 property contingent upon approval by the property owners. Motion passed unanimously.

## **2) Lot Consolidation**

Emil stated that the second step would be to consolidate the portion of the Eland Property LLC and Siwel Systems, (Tax map # 64-03-00-0-066) lot with the immediately adjacent property owned by Four Star Car Wash (Tax Map # 64-03-00-0-080). He stated that this would be contingent upon the subdivision of the Eland Property LLC and Siwel Systems, LLC property (Tax Map #64-03-00-066) being approved by council and recorded.

Tim made a motion seconded by Art recommending that council approve the consolidation of the portion of parcel ID #64-03-00-0-066 presently owned by Eland Property LLC and Siwel Systems, LLC., located immediately adjacent to the car wash property, with the car war wash property, owned by Four Star Car Wash (Tax Map # 64-03-00-0-080) contingent upon approval by the property owners, and the prior approval by council and the recording of the Eland Property LLC and Siwel Systems, LLC., parcel ID # 64-03-00-0-066, subdivision. Motion passed unanimously.

## **3) Conditional Use**

Pat stated that they are seeking a Conditional Use from council for a retail fueling station with convenience store/ancillary retail for the site.

Barbara made a motion seconded by Tim recommending that council approve the "Get Go #3042 Conditional Use Application". Motion passed unanimously.

## **4) Land Development Plan**

Tim made a motion seconded by Calvin recommending that council approve the "Get Go #3042 Land Development Plan" pending approval by all relevant outside agencies. Motion passed unanimously.

## **B. Broadview Estates – Preliminary Plan Review**

David Lucci of Victor Wetzel Associates presented the proposed Broadview Estates preliminary plan including the phasing of the development, the planting of street trees along all of the development's streets and Broadview Road, the requirement that all of

the mail boxes be grouped in one area, the installation of a park with playground equipment, the installation of an island and cross walks on Broadview Road to calm traffic, the revision to 2 roads that had tight radius, the upgrading and widening of Broadview Road where it abuts the site, and the donation of \$300 per lot to the borough to upgrade adjacent roads.

A discussion ensued on the condition of Broadview Road.

Emil stated that he hasn't received revised drawings.

Calvin made a motion seconded by Art recommending that council approve the Broadview Estates Preliminary Plan, based on the drawings dated January 26, 2018, of 162 houses: subject to the subdivision of the property, the developer complying with the recommendations of the Westmoreland County Planning Department, subject to the approval of the change to the zoning map that the developer will be requesting, subject to securing approval from borough council for changes to the road radius requirements, and subject to complying with the changes recommended and outlined in Emil Bove's comment letter, prior to the council meeting, including providing Emil with an updated preliminary plan reflecting these recommendations. Motion passed with all voting in favor with the exception of Tim who voted no.

## **6. New Business**

There was no new business.

## **7. Adjournment**

Calvin made a motion seconded by Barbara to adjourn the meeting at 8:50 PM.