

New Stanton Planning Commission
Minutes of Meeting
January 10, 2018

1. Call to Order

Chairman Jay Gomolak called the meeting to order at 7:00 PM.

2. Roll Call

In Attendance

Commission members: Barbara Bishop, James Evans, Jay Gomolak, Tim Seale. Others: Borough Engineer Emil Bove.

Absent

Calvin Kauffmann, Denise Smyda and Raymond Strosko.

3. Approval of Previous Meeting's Minutes

Jay asked for a motion to approve the December 13, 2018 minutes.

Tim made a motion seconded by Jim to approve the minutes of the December 13, 2018 meeting. Motion passed unanimously.

4. Audience Comments on General or Agenda Items

Tom Smith asked for the ability to comment as items appear on the agenda. Jay was in agreement.

5. New Business

a. Proposed Get Go Gas Station & Convenience Store

Emil introduced John Heyl a Professional Engineer from Lennon, Smith, Souleret Engineering, Inc. who reviewed the lot consolidation plan that Get Go is proposing alongside the eastern side of Rachel Drive. Mr. Heyl asked that their request to consolidate the two lots be tabled until next month's meeting because one of the lots crosses over to the western side of Rachel Drive and it needs subdivided because Get Go is only interested in acquiring that portion on the eastern side.

Once this subdivision occurs they can immediately consolidate the two lots that they are interested in. He stated that they received Emil's comments and that they are in the process of answering those comments. Emil pointed out that Rachel Drive is not yet a borough road and Bair Boulevard is not yet a state road. The roads are not yet totally completed. Until they are, getting the driveway permits will be an issue. Emil stated that he has contacted Barry Lyons of PennDOT regarding this situation. Emil stated that for the site plan approval will be needed from both PennDOT and the Westmoreland Conservation District. He stated that we may need conditional approval by PennDOT because of the road situation. Emil pointed out that the 90 day period starts with this meeting.

b. Other New Business

Jay informed the group that it was time to elect a Chair, Vice Chair and Secretary. He turned the meeting over to Jim who asked for nominations for the position of Chair. Barbara nominated Jay for Chair and Tim seconded the motion. With there being no other nominations, Jim closed the nominations and asked for a vote. The election of Jay Gomolak as the Chair of the Planning Commission was unanimously approved. Jim turned the meeting back over to Jay who asked for nominations for Vice Chair. Tim nominated Jim and Barbara seconded. With there being no other nominations, Jay closed the nominations and asked for a vote. The election of Jim Evans as the Vice Chair of the Planning Commission was unanimously approved. Jay asked for nominations for the position of Secretary. Jim nominated Barbara and Tim seconded. With there being no other nominations, Jay closed the nominations and asked for a vote. The election of Barbara Bishop as the Secretary of the Planning Commission was unanimously approved. Jay asked for a motion to close all of the nominations for Chair, Vice Chair and Secretary. Tim made a motion seconded by Barbara to close all nominations. Motion passed unanimously.

Jim asked if there was anything new on Broadview Estates. Emil said that he has not received any additional information although he did get a call earlier in the day from their engineer regarding borough road specifications.

6. Old Business

a. Update on Comprehensive Plan

Jim asked if council has contacted a casino to gauge their interest in New Stanton.

Tom Smith stated that that as far as he knew no contact was made.

Tim made a motion seconded by Barbara recommending that the borough not be proactive in pursuit of a casino and that the Planning Commission is not in favor of a casino in New Stanton. Motion passed unanimously.

b. Other Old Business

Emil stated that he believed the Dollar General store received all of their variances from the Zoning Hearing Board, but that they have not yet submitted a land development plan for review.

7. Adjournment

Jim made a motion seconded by Denise to adjourn the meeting at 7:33 PM.