

New Stanton Planning Commission
Minutes of Meeting
September 27, 2017

1. Call to Order

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

2. Roll Call

Commission members: James Evans, Jay Gomolak, Calvin Kauffmann, and Raymond Strosko. Others: Borough Engineer Emil Bove and Borough Manager Jeffrey McLaughlin.

3. Approval of Previous Meeting's Minutes

Calvin made a motion seconded by Ray to approve the minutes of the July 19, 2017 meeting. Motion passed with all voting in favor with the exception of Jim Evans who abstained.

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. Old Business

a. Review of Draft Zoning Ordinance Amendment Regarding Automobile Refueling & Convenience Stores

Jay asked Emil to review the ordinance. Emil referred to the definition on Page 2 of the proposed ordinance: Automotive Refueling/Recharging With or Without Ancillary Vehicle Services and/or Convenience Retail. Emil stated that this takes into account those traditional gas stations with a garage, those with or without a convenience store, a self-serve station, and electric recharging stations. Jeff pointed out that that the idea of the electric charging stations was added at the last council meeting on a suggestion by Tom S. The proposed ordinance puts this category into the B-1, LI-1, and LI-2 zoning districts as a Conditional Use. Emil pointed out that Section 603.3. had a typographical error that the zoning district referred to as *L-2* should be listed as *LI-2*.

He pointed out that under Section 606. The use Auto/Sales/Service/Repair would be

permitted by Special Exception in the V-1, B-1, B-2, and LI-1 districts. This is for more traditional repair garages.

Discussion ensued regarding Section 606.G. It was decided that the wording at the beginning of the item needed changed from *Fueling Stations* to *Refueling/Recharging Stations*.

Members revisited the idea of counting the spots at the pumps as parking spaces. It was decided to keep the draft ordinance the same, not counting these spots as spaces.

Jim made a motion seconded by Ray to recommend to council that they correct the typographical error at Section 603.3. changing *L-2* to *LI-2* and changing the wording at the beginning of Section 606.G. from *Fueling Stations* to *Refueling/Recharging Stations*

b. Other Old Business

There was no other old business.

6. New Business

Calvin asked about activity on a property on Byers Avenue where a wetland is located. Emil stated that he was aware of the property and the Westmoreland Conservation District is investigating and trying to contact the owner.

Calvin also asked about a new stop sign on Pine Drive. Jeff stated that was voted by council to put it up on a trial period.

Jeff reported that he, Councilmember Linda Echard and Kathy Hamilton of the Westmoreland Conservancy District are meeting with Ann Nemanic about possibly providing a grant for the beautification of the Rachel Drive Roundabout.

7. Adjournment

Ray made a motion to adjourn the meeting at 7:46 PM.