

***New Stanton Borough Planning Commission Meeting
September 13, 2006***

Chairman James Evans called to order the September 13, 2006 Planning Commission at 7:01 p.m. The meeting was held at the Municipal Building, 451 North Center Avenue, New Stanton, Pennsylvania.

Members present: James Evans, Graydon Long, James Sigwalt, Scott Sistek, and Todd Bartlow. Also present Code Enforcement Officer Melvin Steele, Jerry Ilgenfritz and James Mack.

Approve Minutes

Graydon Long made a motion second by Scott Sistek to approve the minutes from the May 17, 2006 Planning Commission meeting. The motion carried with James Sigwalt and Todd Bartlow abstaining.

Report from Planning Committee: There was no report

Audience Comments: There was no one in the audience

Old Business

There was some discussion on seasonal signs and permanent no impact home based business signs. Todd Bartlow asked if there was going to be drawings made up with the way it will be zoned. Councilman Jerry Ilgenfritz said wasn't there some discussion about changes in R2. There has not been a map made yet with the changes. Chairman James Evans said what I am hearing is that we recommend and place into Section 504 another paragraph that seasonal signs six in number, six square feet in size and two sided permitted under one permit.

Scott Sistek made a motion second by Todd Bartlow that for seasonal signs, there shall be no more than six (6) signs, two (2) sided, no bigger than six (6) square feet, and up no longer than three months with a fee of \$40.00 added to fee schedule along with description. The motion carried.

Todd Bartlow made a motion second by Graydon Long that no impact home based business signs can be no bigger than six (6) square feet. The motion carried.

Parking Spaces

Councilman Jerry Ilgenfritz said I think the parking spaces were about how much space do you have between parking spaces. After some discussion Graydon Long said why don't we let the businesses regulate it themselves.

Councilman James Mack said there was something else on signs that was addressed when you are in the billboard section, advertising signs Section 12 C Sub 3 it says maximum shall not exceed thirty (30) feet but on the previous page it says maximum shall not

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exceed fifty (50) feet that was a correction that John said has to be the same. There was some discussion about the sign height and it was decided to have John find the discrepancy, fix it and let us know where it is at so we can present it back to Council. Planning Commission requested that John Campfield be present at the next Planning Commission meeting October 11, 2006.

Code Enforcement Officer Melvin Steele said there was supposed to be a gentleman here tonight for an advisory on the Fox farm. I don't know if it is the Fox farm and the Topper farm or just the Fox farm. He is bringing in plans for multi-family and single family homes. The one is going to be for senior citizens is what he told me and I think there is going to be four or five buildings sort of like townhouses. The other section will be patio type homes and the rest would be single family. What he was asking for, he was not permitted to get according to our Ordinance and that was to do away with the fifty (50) foot right of way. If they never dedicate the streets to the Borough can they do that and I told him no because down the road they may want to dedicate the streets to the Borough and now the Borough is going to be stuck with streets that are not big enough. I think the logic here is you will adhere to the Zoning Ordinance on this so he was going to take that back to his people because they had two different plans. If they got away with doing less than the fifty (50) foot right of way they were going to build one way and if not they were going to do it another way. The other thing is I said I do not know how Planning is going to look at this or whether our Ordinance is going to do anything but what the new thing is, and I don't know if we have any green space required. I think it is something that Planning Commission needs to think about because I think the DEP in the near future is going to require green space in housing developments. This is something that you might want to consider when you are looking at plans. Chairman James Evans said where would we put that and Mr. Steele that would be in the Subdivision and Land Development.

Todd Bartlow made a motion second by James Sigwalt to adjourn the meeting at 8:00 p.m. Meeting adjourned.

Respectfully Submitted,

Mary Ann Roll

Mary Ann Roll
Recording Secretary