

***New Stanton Borough Planning Commission Meeting
March 7, 2007***

Chairman James Evans called to order the March 7, 2007 Planning Commission meeting at 7:03 p.m. The meeting was held at the Municipal Building, 451 North Center Avenue, New Stanton, Pennsylvania.

Members present: James Evans, Graydon Long, Frank Balistreri, Raymond Strosko, Mary Quinn and Todd Bartlow. Also present Jerry Ilgenfritz, James Mack, Rob Quinn, Elaine Balistreri & Joe Kazan.

Report from Planning Committee: There was no report

Approve Minutes:

Graydon Long made a motion second by Todd Bartlow, to approve the minutes from the December 13, 2006 Planning Commission meeting.

The motion passed unanimously

Welcome to newly appointed members and election of officers

Chairman Jim Evans welcomed new members Mary Quinn and Raymond Strosko. Newly appointed member Michael Arthurs was not present.

Graydon Long made a motion second by Todd Bartlow to appoint Jim Evans Chairman.

The motion passed unanimously

Todd Bartlow made a motion second by Ray Strosko to appoint Frank Balistreri Vice Chairman.

The motion passed unanimously

Ray Strosko made a motion second by Todd Bartlow to appoint Graydon Long Secretary.

The motion passed unanimously

Audience Comments: None

Old Business

No old Business

New Business

Review additional revisions for consideration as discussed with Attorney Campfield & Jim Mack for the proposed zoning ordinance.

Planning discussed the first item in the letter which proposed a change to the definition of "Assisted Living Facility" to include not only residences for the frail and elderly, but also for the physically or mentally challenged. After some discussion the following motion was made.

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Mary Quinn made a motion second by Graydon Long to include the words “for the physically or mentally challenged” in the definition of “Assisted Living Facility”

The motion passed with Todd Bartlow voting no.

Item 2 deals with changing medical clinics and veterinary clinics and list as permitted uses in a B-1 District. Also change medical offices from conditional use to permitted use in the B-1 District.

Mary Quinn made a motion second by Ray Strosko to have medical offices and medical clinics a permitted use in the B-1 District.

Jim Evans, Frank Balistreri, Graydon Long, and Todd Bartlow voted no. Mary Quinn and Ray Strosko voted yes, the motion did not pass

Items 3, 4 & 5 were dropped

Item 6 deals with the height of permitted signs in B-1, B-2, V-1, LI-1, LI-2 and T-1 Districts. After some discussion the following motion was made:

Frank Balistreri made a motion second by Mary Quinn that signs may be placed on the principal building or mounted on a pole or another structure, but shall be no higher than fifty (50') feet from ground level in any case.

The motion passed unanimously

Item 7 was dropped

Item 8 involving parking lot design and landscaping. After looking at both the current and proposed zoning the motion was made as follows:

Graydon Long made a motion second by Mary Quinn to require landscaping only on the side directly adjacent to an existing residential building or use with a landscaped buffer for parking lots. Omit landscaping requirements in the front area.

The motion passed unanimously

Item 9, 10 & 11 was dropped Jim Mack said it mentions in the proposed zoning that Doctors can't park in the front of the building. He felt this was an oversight and needed to be corrected. He was unable to find it but said he would have it available for the Council meeting on March 15th.

Graydon Long made a motion second by Todd Bartlow to adjourn the Planning Commission meeting at 8:10.

Respectfully Submitted,

Anita Hoffman

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Recording Secretary