

***New Stanton Borough Planning Commission Meeting
May 9, 2007***

Chairman James Evans called to order the May 9, 2007 Planning Commission meeting at 6:59 p.m. The meeting was held at the Municipal Building, 451 North Center Avenue, New Stanton, Pennsylvania.

Members present: James Evans, Raymond Strosko, Graydon Long, Mary Quinn, Todd Bartlow, Frank Balistreri and Michael Arthurs.

Also present: Borough Engineer Emil Bove, Jerry Ilgenfritz, James Mack, Mark Leonard, Philip Keilbach & Brett Dusenberry.

Report from Planning Committee: There was no report

Audience Comments: Recording Secretary Anita Hoffman thanked Mike and Sally Arthurs and Jim Evans for helping to get the list of names together to send out notices. Also a thank you to everyone involved with the proposed zoning process.

Old Business

Proposed Zoning

While looking at the map Jim Mack asked about Tom Theis's property being zoned V-1. He wondered if there was a mistake made. Jerry Ilgenfritz called Tom on his cell phone and *Chairman* Jim Evans asked Tom personally if he wanted his property changed back to B-1 and he answered yes.

Graydon Long made a motion second by Todd Bartlow to change Tom Theis's property back to B-1.

The motion passed unanimously

Recording Secretary Anita Hoffman stated that Russ Musgrove bought a parcel of Borough property on Schrader Hollow Road and he would like to have his property zoned B-1. It's currently zoned Transportation and he would like to build a shed for storage of his masonry products to run his business. If planning would make this recommendation it could be considered spot zoning. Jim Mack recommended he apply for a variance with the Zoning Hearing Board.

Frank Balistreri made a motion second by Todd Bartlow to recommend to Council approve the proposed zoning and map.

The motion passed unanimously

New Business

Mark Leonard Development Plan

Mr. Leonard has a development plan that's been pending for some time. Borough Solicitor John Campfield had some comments about it and Mr. Leonard addressed them. A letter is needed from Hempfield Township Municipal Authority stating they have approved the plan and they are ok with what he is going to do. Emil Bove said we need to make sure the sewage laterals are going to work.

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April 2001 is when the plans were originally submitted. The April 22, 2002 Council meeting Council approved the plan contingent upon what Planning said from their meeting. Mr. Leonard said he would probably put a 3" binder down now since this has dragged on so long he is running short of money. He plans on building his own house on one lot and selling the other lot. Todd Bartlow asked "if the sewage was taken care of?" Emil Bove said "All we know is John had talked with Regis from the sewage authority; they said they were going to allow three (3) individual laterals to connect into the existing manhole." "Verbally we got information that they were going to allow that to take place; at that point John told him we would need some documentation to verify that." Emil said "Council wanted to see the developers plan reflect the new sewer layout as far as the individual length" Mr. Leonard said "Hempfield Township has the revised plans, all I need to do is take them to the printer and I'll make you ten (10) copies." Jim Evans said "If these plans are already approved, what are you asking us to do?" Mark said "Well before you will give me the ok to proceed you need that letter from Hempfield Township." Mark said "Campfield would tell Hempfield hat he wants, Regis doesn't know what to give you to show that I've been approved for sewage." Todd Bartlow said "To we need to make a recommendation to Council to ask John to tell the sewage authority want he needs for this plan to go through."

Graydon Long made a motion second by Mary Quinn to ask John to put down all the specifics he wants included in this letter and to expedite things, then give that list to Mr. Leonard to take to the sewage authority to write up for the Borough.

The motion passed unanimously

Mr. Leonard said "on the letter from John he mentions that the plan submitted is no longer considered valid since it's more than five (5) years." Mark said "I've been trying to get this done for more than three (3) weeks, I ask that you extend the five (5) years so I don't have to resubmit due to this.

Todd Bartlow made a motion second by Graydon Long to extend Mark Leonard's plans for one (1) year.

The motion passed unanimously

Mark said "We're all good right?" "As long as I get you 4 sets of plans and get the information from Campfield, I'll submit it to you guys." Frank said "the only problem I see is John's not here and there might be something he sees that we don't." Mr. Bove said "He looked at the whole file and the plan was approved with the contingencies Planning said".

Todd Bartlow made a motion second by Frank Balistreri to adjourn the Planning Commission meeting at 8:30.

Respectfully Submitted,

Anita Hoffman

Anita Hoffman
Recording Secretary