

***New Stanton Borough Planning Commission Meeting
December 12, 2007***

Chairman James Evans called to order the December 12, 2007 Planning Commission meeting at 7:04 p.m. The meeting was held at the Municipal Building, 451 North Center Avenue, New Stanton, Pennsylvania.

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

Members absent: Raymond Strosko & Todd Bartlow

Chairman Evans said there are two vacancies on Planning and if you know anyone who would like to sit on the committee tell them to stop at the Borough office and get an application.

Approve minutes:

Graydon Long made a motion second by Mary Quinn, to approve the minutes from the May 09, 2007 Planning Commission meeting.

The motion passed unanimously

Frank Balistreri made a motion second by Michael Arthurs, to approve the minutes from the June 13, 2007 Planning Commission meeting.

The motion passed unanimously

Report from Planning Committee: There was no report

Audience Comments: None

Old Business

No old Business

New Business

Advisory for proposed Sports complex

Mr. Errol Abdulla owner of AWK Consulting Engineers, Inc. spoke about erecting an Athletic Sports Complex used primarily for training athletes. For grade school thru high school in addition to college students. They have looked at facilities in Greensburg, Delmont and New Stanton, they like the New Stanton area because of the great access that is here. The parcel is located around Byers Avenue currently owned by the Dudinsky family it is 26.4 acres. Mr. Robert Burnett from Dunn & Associates said the facility will be identical to UPMC complex in Pittsburgh; it would be around 130,000 sq. ft. with a 100 yard field inside. The other side of the structure will house 2 regulation size basketball courts as well as a track. Mr. Tony Mitchell owner of Athletics Fitness, Inc. said his business has trained athletes at local schools i.e.: Mt. Pleasant, Latrobe and Southmoreland. It would also house locker rooms, bathrooms, small day care facility, and small café, training room, weight room, aerobic area and open area for equipment to assist in the training. Parking would be 100 to 200 maximum, which under the current zoning requirements is 50 spaces, and possibly double that. A full survey and

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investigation into the property needs done yet. *Councilman Ilgenfritz* mentioned that a road is proposed to be built from the car wash on Bair Blvd to Broadview Road called Rachel Drive. This road would elevate some of the traffic flow.

The peak of the building will be 60 feet, and the elevation is 100 feet with Interstate 70, or 35 feet above the horizon with respect to the traffic. The building will sit furthest back on the lot from the roadway, against the wooded area. *Chairman Evans* said to be careful not to block the existing business's signs and buildings. Mr. Errol Abdulla said this building will not project any higher than the existing buildings adjacent to it, it's going to be about the same or maybe even lower depending how it's stuck in. The complex will be open to the public to join as well as the schools, etc. *Chairman Evans* asked what their schedule was and Mr. Errol Abdulla said they look to have it completed in twelve to eighteen months once everything is approved. He also said he was looking to finalize the offer on the property tomorrow (December 13, 2007) and that he owns a lot of equipment as part of his drilling business which would be used to do some clearing and preliminary work. This would be scheduled as soon as they close on the property, he plans on having his guys do that, so he will apply for an Earth Disturbance permit (Grading). He's hoping to break ground for the building in three (3) months with the necessary permits and such; the only thing he sees that would slow it down would be the NPDES permit if it's needed. He had his surveyor come out and look at the property; he also walked the property and other preliminary stuff. It's a pre-engineered building that is stamped and sealed. They will be working with *Code Officer*, Mike Stack and *Zoning Secretary*, Anita Hoffman to make sure the project progress as smooth as possible.

***Michael Arthurs made a motion second by Graydon Long to adjourn the
Planning Commission meeting at 8:00pm.***

Respectfully Submitted,

Anita Hoffman

Anita Hoffman
Recording Secretary