

NEW STANTON

PLANNING COMMISSION MEETING

April 9, 2008

I. Call to order

Jim Evans called to order the regular meeting of the **Planning Commission** at **7:00 pm** on **April 9, 2008** in **New Stanton**.

II. Welcome to new member

Jim Evans welcomed new member Bud Moore to the planning commission.

III. Roll call

Recording Secretary Anita Hoffman conducted a roll call. The following persons were present: Jim Evans, Frank Balistreri, Graydon Long, Henry (Bud) Moore, Michael Arthurs & Todd Bartlow. Absent: Mary Quinn

IV. Election of Officers

Todd Bartlow nominated Jim Evans for Chairman; Graydon Long then closed the nominations.

The nomination passed unanimously

Bud Moore nominated Frank Balistreri for Vice Chairman.

The nomination passed unanimously

Michael Arthurs nominated Graydon Long for Secretary.

The nomination passed unanimously

V. Report from Planning Committee

Member Todd Bartlow said there is no longer a Planning Committee that he is the Planning Liaison and he doesn't have anything at this time.

VI. Approval of minutes from last meeting

Graydon Long made a motion seconded by Frank Balistreri to approve the minutes from the last meeting.

The minutes were unanimously approved.

VII. Audience comments on General or Agenda items

Mr. W.H. Gardner spoke to Planning about a parcel of land he is buying from the Hempfield Hunt Club. He said he spoke to Randy Strong from the Planning Division at the Courthouse and he said planning commission here should look at the survey to see if everything is in order with the subdivision. Mr. Gardner said apparently it was never recorded at the courthouse and wanted to know what the Borough needed from him to move forward. *Chairman Evans* said if it wasn't recorded then he would need to apply for a subdivision. Planning recommended he contact the Borough's Zoning Officer, Mel Steele or Assistant Secretary Anita directly for the proper procedure of a subdivision. After looking at the survey it looks like it went through the process except having it

recorded. Mr. Gardner is going to have his Attorney do some research on this parcel and will contact Mel or Anita after that.

VIII. Old Business

None

IX. New business

a) *Discussion about public water & sewage on Broadview Road*

Mr. Phil Keilbach was the spokesperson for the residents on Broadview Road about needing water and sewage on that road. He said the quantity of water and sewage on Broadview is a problem. He showed planning two mason jars of water from people's wells and a filter that was only in the water filter system for 12 days. (it was very dark brown) also shown was a picture of one of the residents child's swimming pool and the water was very brown. He said, the jars of water if opened, has a very bad smell to it. Mr. John Halligan was introduced by Mr. Keilbach; he is representing Senator Regola's Mt. Pleasant office. Phil said he was representing everybody on that road and they want to have it. Chairman Evans said "Right now for our knowledge, water is on Broadview up to Cameron's house and sewage is not at all" Chairman Evans asked if they contacted the water authority. Mr. Keilbach said "Yes we have" and asked Mr. Halligan to take over. John said they talked to John Shuey of the Municipal Authority and he went out, took a tape measure and came up with a price, 4800 feet of 8" water line with 4 hydrants would cost \$194,000.00 He went on to say "Based on what I'm seeing here (pointing to the water and filter samples), the quality issue, we can press Barb McMillan's group (they write grants) to find out specifically if we can get grants. Because if the water is bad, there's cases where they come in and can get money for this, but you have to apply for it, and Senator Regola's office will help you with that. As we all know the price isn't going to go down, the major cost right now is pipe. Mr. Halligan said there is money out there; you just have to ask for it. The sewage end is another nightmare; sometimes the DEP will mandate the Municipality to do sewage project. The key is don't wait for the mandate cause then you're under the gun to get it started. The community I live in, Mt. Pleasant Township, has had little or no growth and that's because of no water and sewage. There are steps in place to get those utilities in the very near future. Now the thing about the Senator is he's a Civil Engineer and has a degree in Land Management. Quite frankly if you have an area that you'd like to develop and get an interest, one of the first questions a developer will ask is, are there utilities? If you say no, they're going to walk. Cause if you don't bite the bullet and put them in, it stunts your growth. Suttersville was mandated by the DEP 5 or 6 years ago to get out of the septic system because it's going into the mines and the mines are draining into the Yough River. There is actually raw sewage going into the river and there are no fish past Suttersville. John said he would contact Barb McMillan tomorrow and see if she would come down and talk to planning as soon as possible. Chairman Evans asked what the lead time was from application to seeing the actual money. John said "it depends, like right now with her group she's out of free money until the next budget in the Federal Government comes down and gives her more.

It's always nice to get the free money but the loan rate is about 2 to 3 % for 30 to 40 years. John said these two things right here we can help you solve these; we can talk to your Engineer, the sewage authority. John said "We're here to help you, that's the main reason I'm here." Matt Junker from the other office in Greensburg goes to most of the meetings up at Penn State, and there is money available you just have to apply for it. And the sooner you apply the sooner you get yourself situated to get the project going. The tap in fee is up to the owner itself and that price is set by the individual utilities themselves.

Resident Jerry Ilgenfritz asked John a question, he said “In order to expedite this what if the Borough could come up with the money could the grant money reimburse the Borough?” John said “yes but they’re going to wait, they’re not going to get their money instantly.”

Realtor Linda Martin from Howard Hanna Greensburg office spoke about Broadview Road properties. She said she had Mr. Topper’s property listed and like John said the first question people ask is what utilities are available. She said if you want New Stanton to stay the way it is then water and sewage isn’t that big of an issue, but it appears to be a health issue and that’s where the DEP gets involved. Then the utility companies will offer to take ownership of the infrastructure that you’re building. You really have to stop and think as a board what you want it to be. Do you want it to stay the way it is or do you want growth. You have a great road infrastructure and it’s getting better all the time and that’s what attracts builders. I really think you have a great opportunity here because of your location. The Lynch property is listed at \$849,900 which isn’t a bad price if it had utilities, but there is no way I can sell it at that price nor Mr. Topper’s because of no utilities. If there’s any way I can help with the grant process just let me know. Phil Keilbach said I’d like to introduce Mr. Fox, he would like to say a few things then we’ll be finished.

Mr. Fox said you got an opportunity today to get the ball rolling if you want New Stanton to grow. Some of you know our farm was under contract with S&A Homes for 240 homes to be built and that’s a pretty good chunk of change for New Stanton. That would be money for the County and School District. It may take 10 years or longer to get the ball rolling but you need to start now, but if you don’t want growth then do nothing.

Chairman Evans said, "I have a few comments I would like to make." I live on the south end of town and there are two groups of people down that have basically the same problem. And they solved the problem by paying for it, simple they just paid for it. They pay the \$40 a month for x number of years. Hills Road residents put water all the way to the end, and if you were to bring in their containers they would be empty. They funded to have the main line put in plus the tap in. Broadview residents you can do the same thing if you need to do that just know other residents have paid for it themselves. Now I’m not saying that we shouldn’t apply for the whole Borough to have water and sewage. And it’s probably a good idea to look into doing that. I’m not for just going for Broadview, we should probably look at the whole Borough and see what we need to do and put together a comprehensive plan. It’s probably a good idea to task someone in the Borough to take a good look at that and report to Council.

Councilman Mack said “I don’t know if Todd relayed it to you or not but the last Council meeting I broached the subject and the Borough Engineer is going to start a preliminary sewage study for Broadview.” “Mr. Keilbach was at the last meeting and said Senator Regola is 100% behind the idea of sewage on Broadview for health reasons. So the State Senator at least is behind it and we started the process of sewage on Broadview. I just want to let everybody know at least Council is starting something to kind of tackle this project. Mr. Quinn went to the sewage authority and they said they do not initiate anything the Borough has to.” Member Bartlow said there is a comprehensive plan that was done a few years ago, he read it and they did take all of this into consideration. Chairman Evans said he understands how the residents feel because he’s on well and septic myself; just know it’s an expensive undertaking.

Phil said “that’s good that’s why we’re here so there’s no misunderstanding, because you have to recommend or ask Council to get anybody to look at it.” Jim said “it seems to me Council should take a proactive position with water and the sewage line. And that we should take care of all our citizens not just a portion. We shouldn’t have to have the people down on Hills Road take it upon themselves to get water because their wells are dry. And the people on Broadview didn’t even know the people on Hills Road were doing that.” Member Frank Balistreri said “you have a definite problem here and I can’t even imagine that, I hope we as a Borough can do something to speed this along or help you out as best I can. I wouldn’t want to live like that, I’ve always had public water and sewage no matter where I lived so I’ve kind of taken it for granted. You wouldn’t believe some of these meetings you go to and some of these people want nothing to happen in New Stanton, it’s amazing. I hope that something can be done.”

Councilman Mack said “I don’t think anybody on Council, I speak for myself but I think I kind of echo with other people, there’s nobody on Council who’s against people who have needs out of necessities. We’re not negative towards water, sewage, a better quality of life.”

Member Bud Moore said “out of the two needs which one is most urgent?” They all agreed water was. Phil said “some residents have to take their whites to their parent’s house or a Laundromat to wash because they will turn brown like the filter there.” Chairman Evans said “well if you have an immediate problem the solution might be to have it done yourselves. But from an overall view I don’t mind if we have a motion recommend to Council that they do a Comprehensive plan for both water and sewage in the foreseeable future.”

Chairman Evans said “I’m asking the two Council members here, how we get this ball rolling.” Member Bartlow said “what’s step one?” Mr. Halligan said “ok I’ll call the sewage authority tomorrow and I’ll call my contacts at DEP and Barb McMillan over at the USDA. And I’ll find out from those three people what you need to get started, and I’ll relay that information to Anita.” Todd said “Anita should present to whom?” John said “I think Planning Commission should hash it over and present it to Council, and we’ll all go a Council meeting; Barb, Curt Fontaine from the water authority and myself.” Chairman Evans said “my recommendation to you is to keep the pressure up.” “And also pursue what you can do by yourselves like they did on Hills Road.”

b) Per Council – gas well case law

Jason Monney from Kriebel Resources Company spoke to Planning about drilling three gas wells in the Borough. One of three are not in an area zoned for gas wells and he was there to answer questions and find a solution what needs done in order to drill in that location. The land in question is Tom Jamison’s property located on Pennsylvania Ave. and drilling should begin January 2009. Kriebel will be providing all of the pipeline needed for the project. Chairman Evans referred to a document Attorney Campfield sent down for Planning Commission to review. It was about a court case concerning zoning in Oakmont where they zoned where gas wells could go in and the Court ruled that a Municipality could not do that. So Solicitor Campfield suggested that Planning make a recommendation to Council to add gas wells as a Special Exception to the remaining Districts, currently gas wells are permitted in the following districts: R-A, LI-1 & LI-2.

Jason said they are slowly becoming part of the PA One Call and will be providing maps where the gas lines are in all Boroughs'. Jason talked to Emil and he said Council had some concerns, one was bonding of the roads and he said they would bring them to Penn DOT specs. Then Member Bud Moore asked if the Jamison property was in the hundred year flood. Jason said he didn't know but Kriebel would do the research and follow all State and Federal guidelines.

Frank Balistreri made a motion seconded by Bud Moore to recommend Council add gas and oil wells to Districts R-1, R-2, V-1, B-1, B-2 , T-1& SO-1 as a Special Exception to the Borough's Zoning Ordinance.

The motion was unanimously

c.)Per Council – zoning change

Assistant Secretary Anita Hoffman explained to Planning that in the text portion of the Sign Overlay District Route 381 was omitted. Member Todd Bartlow explained that that Route ran between Route 119 overpass to the Turnpike. Other changes to the Zoning map were discussed. The motion is as follows:

Bud Moore made a motion seconded by Todd Bartlow to add SR381 to the text of the Borough's Zoning Ordinance page 39 number 2 location, on the Zoning map rename Robertshaw Road to Westinghouse Drive, rename the upper portion of Center Avenue to Westinghouse Drive, add Center Avenue for the new road across the Turnpike, add Short Street, remove Hempfield Avenue and rename Youngwood Avenue to Thermo Village Road. Also remove that section of the sign overlay district that runs along Route 119.

The motion was unanimously

X. Adjournment

Michael Arthurs made a motion to adjourn the meeting at 8:40 pm

Upcoming Meeting Dates:

(Calendars available on the podium)

Council: April 17, 2008

Planning: May 14, 2008 – cut off April 23, 2008

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