

NEW STANTON
PLANNING COMMISSION

MEETING MINUTES

June 11, 2008

I. Call to order

Bud Moore called to order the regular meeting of the **Planning Commission** at **7:01 pm** on **June 11, 2008** in **New Stanton**.

II. Roll call

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

III. Approval of minutes from May 07, 2008 meeting

Graydon Long made a motion seconded by **Mary Quinn** to approve the minutes from the last meeting.

The minutes were unanimously approved with Bud Moore abstaining.

IV. Audience comments on General or Agenda items

Recording Secretary Anita Hoffman said the Borough is redoing the Borough map for residents, if anyone would like to insert or update material please let the office know. Also Solicitor Campfield asked that Planning take another look at the zoning map to make sure it is what was voted on at the last meeting. And a copy of Solicitor Campfield's letter to Mark Leonard and his Attorney was given to Planning just for their information. It just says that the plans submitted to the office are now expired due to a 90 day time laps to get them recorded.

V. Old Business

None

VI. New business

a) *Hunt Club subdivision*

Mr. W.H. Gardner spoke to Planning about a property he is in the process of purchasing from the Hempfield Hunt Club. It is a simple subdivision that wasn't recorded by Penn DOT when they put the road in on Pennsylvania Ave. Bove Engineering made several comments about the plan and Surveyor Milton Highlands made the changes.

Graydon Long made a motion seconded by **Mary Quinn** to recommend **Council** approve the **Hempfield Hunt Club** simple subdivision contingent upon the sign overlay district being shown and changing the name to **W.H. Gardner** on the plan. The motion was unanimously approved.

b.) *Edward Day and Mark McLaughlin zoning changes*

Ed Day addressed Planning about a proposed zoning change to his and Mark McLaughlin's property located around Helper's Hardware and the New Stanton Park area. Mr. Day said a few years ago he was granted a variance from the Zoning Hearing Board to erect a billboard on his property but Penn DOT will not recognize it because his property is zoned Agriculture so he is here to request a zoning change. Zoning Officer Mel Steele said Mr. Day came to the meeting on June 5, 2008 and was told by Council that he needed to get letters from the adjoining property owners stating they were ok with the proposed change which will be LI-1. Mr. Day stated that Mr. McLaughlin has a land contract with the land owners of the surrounding properties. Mel said if they are the deed holders the letter has to come from the deed holders not just from Mr. McLaughlin. Mr. Day said when you're buying land and have a contract you become the owner, only if you default on the loan does the property go back to the original owner. After some discussion they agreed if Mr. McLaughlin provided copies of the contracts that would be ok.

Graydon Long made a motion seconded by Mary Quinn to recommend that Council consider changing the current zoning on the Edward Day and Mark McLaughlin properties from A to LI-1.

The motion was unanimously

Anita announced a public hearing for the zoning map changes will be July 17, 2008 at 6:00 pm downstairs at the Borough Building, the Council meeting will follow at 7:00 pm. this will be the only meeting next month due to the 4th of July holiday.

VII. Adjournment

Mike Arthurs made a motion to adjourn the meeting at 7:30 pm

Upcoming Meeting Dates:

(Calendars available on the podium)

Council: June 19 & July 17, 2008

Planning: July 09, 2008 – cut off June 18, 2008

Check out our web site at www.newstanton.org