

NEW STANTON
PLANNING COMMISSION
MEETING MINUTES

July 09, 2008

I. Call to order

Jim Evans called to order the regular meeting of the **Planning Commission** at **7:00 pm** on **July 09, 2008** in **New Stanton**.

II. Roll call

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

III. Approval of minutes from June 11, 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 Jim Evans abstaining.

IV. Audience comments on General or Agenda items

V. Old Business

Re-approve Leonard Development plans

Zoning Officer Mel Steele said “Mr. Leonard will have to pay the fees over again because he let it expire.” “Anyone who lets anything expire has to repay the fees. The Engineer will have to look at the new plans, Anita & I will have to take a look at it to make sure it is all the same as the plans that were approved.”

Assistant Secretary Anita said “Emil (Borough’s Engineer) did take a look at them and brought them back today and he said they are exact. But said we will have to take a look at any additional paperwork and make sure it’s the same.”

Graydon Long made a motion seconded by **Mary Quinn** to recommend that **Council** approve the **Leonard Development plans** with the following conditions: approval of the zoning officer and repaying the fees for plan submittal.

The motion was unanimous

VI. New business

Mel Steele said recently we looked at our Forestry Zoning in our Ordinance. I called the Department of Agriculture and asked what their guidelines were because I felt it kind of strange that if you had an acre of land and you didn’t want to mow it anymore that you could plant three (3) trees in it and now you’re

Forestry. Mr. Jim Fox has property beside Denny Rosenberry and he doesn't want to cut the grass, so now he's going to grow a forest. And the gentleman in charge of our District, the Federal Dept. of Agriculture said we must set the guidelines. *Chairman Evans* asked if Mel had a sample of some guidelines, *Mel* said when the Ordinance was revised we followed Cranberry's and I thought it was one of the strictest and find out that there isn't much of a description. *Chairman Evans* asked Mel to bring some samples of Forestry definition to the next meeting. *Mayor Kazan* asked to talk about the Forestry item and said according to our Subdivision and Land Development Ordinance there is a definition for forest – A biological community of a minimum one (1) acre in land area dominated by trees, fifty percent (50%) which have a minimum two inch (2") caliper at a height of four and one half feet (4 1/2') from ground level so we have a definition of forestry in here. *Mel* said it doesn't say how many trees. The *Mayor* said, it says 50%, it's in your Ordinance. *Resident Jerry Ilgenfritz* said I just want to point out that Mr. Fox had this approved already you're not going to make him change it are you? He should be grandfathered in right? *Mel* said yes he would be this is just to prevent any other problems.

Chairman Evans asked how the water and sewage project for Broadview was coming. *Assistant Secretary Anita* said all the info was given to the County and they are now asking for a list of residents in reference to the tax map number and if the owner of the property lives there or if it is rented.

Resident Bob Mavretish asked planning a question regarding the Leonard Development. He said originally Mark wanted to build his own house there but he stated a few months ago that he is going to sell the lots. He wanted to know what the rules are as far as the road goes, if you put a development in are there any rules you have to put a street in. *Mel* said the rules are if we were to take the road over it would have to be done to specifications. He said we do not have control over private roads. *Mayor Kazan* read the street requirements from the Subdivision and Land Development Ordinance. They talked about the requirements and that there are 16 lots up there. *Mel* said it is a private driveway not a road. *Mayor Kazan* then read Section 510 – Driveways of the Ordinance. *Mr. Mavretish* said you're actually going to affect the value of the properties up there, if you don't have a street the value will go down. *Mayor Kazan* asked how Mr. Leonard got away with a twelve (12) foot private drive there. *Councilman Mack* said if I remember it correctly Mark said he was declaring that he was only going to use it for personal consumption. *Mel* said I think Mark is a little upset because he's going to build a road and everybody will have access to it but not contribute to it. Since the submittal of the plans Mr. Leonard has lost the end or lot 5, sold lot 2 to Mrs. Doosenberry which is in litigation and Renee and Bob Zerilla has lot 1. Mr. Leonard only has lot three (3) and four (4) now and he was planning to build on one of those. There was more discussion about the driveway verses a street and *Member Bud Moore* said the plan we approved here this evening the only thing it says its title is storm water management plan. He had to add two tanks to catch the water off of these homes and tie it into the system. *Mel* said actually all we said tonight was he's going to have to pay the fees and take a look at the comments from Attorney Campfield. You approved it contingent upon certain things and Council might have made some modifications. *Mel* said we'll have John look at it again give us some comments on the driveway, see the modifications Council made and bring it back.

Mayor Kazan said he went to the Pennsylvania Association of Boroughs conference at Seven Springs and there was a class about the Planning Commission. He said one of the things I found interesting was a slide that said “Get your Planning Commission working for you” and he read some of the items they should do. A copy of the packet will be handed out at the next meeting to all members. One of the things he mentioned was to be a little more investigative with the projects in the Borough and will ask Council to do the same. For example when plans come in go look at the site of the proposed plans and follow the Borough’s Ordinance’s set forth. The Stanmont plan is a prime example; the residents continue to have water problems up there. *Mel* said I think one of the problems with the Stanmont plan is Council relied on the Engineer and Conservation District and they said it was ok so they passed it.

VII. Adjournment

Mary Quinn made a motion to adjourn the meeting at 7:45 pm

Upcoming Meeting Dates:

(Calendars available on the podium)

Council: August 21 & September 04, 2008

Planning: September 10, 2008 – cut off August 20, 2008