

# **NEW STANTON**

## **PLANNING COMMISSION**

### **MEETING MINUTES**

October 08, 2008

#### **I. Call to order**

**Jim Evans** called to order the regular meeting of the **Planning Commission** at **7:20 pm** on **October 08, 2008** in **New Stanton**.

#### **II. Roll call**

Recording Secretary Anita Hoffman conducted a roll call. The following persons were present: Jim Evans, Graydon Long, Mary Quinn, Frank Balistreri & Todd Bartlow. Absent: Michael Arthurs – Also present was Borough Engineer – Emil Bove of Bove Engineering and Zoning Officer, Melvin Steele. Henry (Bud) Moore arrived late.

#### **III. Approval of minutes from August 13, 2008 meeting**

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

The minutes were unanimously approved.

#### **IV. Audience comments on General or Agenda items**

None

#### **V. Old Business**

*November 20, 2008 is the Public Hearing for zoning changes.*

*Recording Secretary Anita* said Council denied Planning's recommendation to add the Village District to the Sign Overlay District but *Solicitor Campfield* suggested that it be added to the portion of the Village District that starts at Short Street and goes past Denny's Tire and wraps around to the end of the Village District. (bordering the turnpike and route 66) *Chairman Evans* said is anyone asking us to do it? *Anita* said, no they are not. *Chairman Evans* said, my preference would be to leave it as is. Council made a motion at the last meeting to add Personal Care Homes out of the R-2 District and add them in the B-1 and B-2 Districts. *Member Frank Balistreri* asked if the residents on Arona Road that came to the last meeting was successful in getting the Sign Overlay omitted on their road and *Chairman Evans* said yes no one will be allowed to put up a billboard in that area. *Anita* said *Mr. Fox* is putting a billboard up; he got the ok to put a billboard up. *Mel* said because in the zoning ordinance right now he can do it and trust me the residents that came in here aren't going to be real happy about. The only way it can be stopped it is get a Court injunction and that's too much money I doubt they will do that. Now he will have to cut the grass, he's not going to appreciate that but it will have to be done. Now if the people complain about the lighting, it will have to be changed.

Another item John Campfield recommends is that the Ed Day property that is down by Helper's and part of the zoning changes for the Public Hearing, going from Agriculture to LI-1 be changed to B-1 instead. This is because, according to Attorney Campfield, if it says at LI-1 as recommended he then (Mr. Day) can make the property a "junkyard" and leave the tires there and do nothing about them. Mel said, I don't know if we legally have to notify them. He said we would have to rescind the motion and make a new one to change it to B-1 or B-2. Chairman Evans said why don't we just make it Agriculture again? Recording Secretary Anita said, I don't know if that's legal guys. Chairman Evans said why? All we are doing is making a recommendation, Council can decide if it's legal or not.

**Frank Balistreri made a motion seconded by Mary Quinn to rescind the previous motion made June 11, 2008 that Council consider changing the current zoning on the Edward Day and Mark McLaughlin properties from A to LI-1.**

*The motion was unanimously*

*b. Definitions for Forestry*

*Zoning Officer, Melvin Steele* said there really isn't a definition I could find. The one thing I thought of is maybe have a set land or acreage amount like 2 acres or more, so that if you live on one acre you can't make the other acre forestry just because you don't want to mow the grass. We have that situation now on the Fox property, Denny Rosenberry and Brandon Todd are neighbors and they are already complaining of mice and skunks. Anita suggested asking Alex from Smart Growth.

## **VI. New business**

**Ultimate Fitness Training Complex Site Plan Review**

*Mr. Errol Abdulla*, President of AWK Consulting Engineers, Inc. addressed Planning about the business he plans to build here off of Byers Ave. They had a rendering of the project on a projector they presented to Planning. It is a training complex used mostly for training athletes in baseball, basketball, lacrosse, football and soccer. Ages are from youth starting at kindergarten to professional, individuals can also join. There will be a gym like a Bali fitness center, also a cafe with healthy food and drinks choices. The main feature of the facility would be a covered football field that is 220 feet wide by 464 feet long. Another structure the same size would house an indoor track and field facility, not only track and field but long jump, triple jump, also a 100 meter facility as well, there isn't a single facility in the state and maybe in other states that has a 100 meter hurdle capability. The other two structures are about 180 feet long by 300 feet long, that structure will house batting cages, fitness area similar to Bali fitness, and also has an indoor elevated track, and aerobic equipment.

They feature something that no other facility in the United States does and that is the combination all the different facilities under one roof. There is also an arena football field inside the track where indoor soccer can be played. *Chairman Evans* said we have comments from our engineer and also the Solicitor. Engineer, *Emil Bove* said "there wasn't a lot of information with the plans and the narrative." He said "I think the major comments are concerning the slopes and traffic." He went on to say he thought there would need to be several variances

obtained to comply with different aspects.” *Mr. Abdulla* said “he’s a technical engineer by training, among other things geotechnical engineering for the Turnpike, Penn DOT, and others. And said You virtually can make a slope vertical by using plastic grids, you put a layer of that material down, a foot of dirt, another layer of material and basically you keep going, this reinforces the slope. By doing this you can make them virtually vertical, by doing the layers I mentioned and when you come to the edge you wrap them around, so now you have an armored face. There is also the concern of the Wetlands on the property, they need to be looked at also, and the lighting is another issue. They do not want to cause problems for residents or businesses surrounding them. In *Solicitor Campfield* comments he made a suggestion that they might want to consider asking for a time extension because there are only 90 days to get the plans approved. *Mr. Abdulla* said he doesn’t see a problem getting the few changes mention complete and submit revised plans before the 90 days. He would like to meet with the Solicitor, Engineer, and anyone else who might be needed and iron out all the details. *Mr. Bove* reminded him of the other permits that needed submitted like MPDS, DEP and he would like a copy of them for his records. *Mr. Abdulla* would like to set the meeting up for next week, *Chairman Evans* requested to be their. *Mr. Abdulla* said there appears to be storm drainage pipe that comes down Byers Ave onto the property adjacent to I-70, and then it crosses Byers Ave. a few hundred feet from the entrance and dumps onto the property. Now it appears that it’s the Borough’s draining the storm sewer and I didn’t see anywhere that it’s granted in the deeds. That would have to be re-routed, now the pipe is small and you might want to look into upgrading the pipe because we’re going to be having some fill and it can’t cross and dump onto the area we are going to be filling. We’ll work with you and get it surveyed for you, and my suggestion is put a larger pipe in and run to where the pipe crosses 70. Another issue is there is question as to where the Borough right-of-way ends down there. It’s an issue that needs to be resolved. *Mr. Abdulla* said they plan to build a road to Borough standards and hope the Borough takes it over after completion. *Chairman Evans* said, that’s something we need the answer to before the meeting next week. *Zoning Officer, Mel Steele* said we can check Penn DOT’s mileage chart that we have, it will us exactly how much of Byers Avenue we do own. *Chairman Evans* said after the meeting next week we then will have a better idea where we are at and go from there. *Mayor Kazan* asked *Mr. Abdulla* if there are any wetlands on the property and he replied no. Once groundbreaking occurs the completion date is in 7 months.

## **VII. Adjournment**

Mary Quinn made a motion to adjourn the meeting at 8:40 pm

### **Upcoming Meeting Dates:**

(Calendars available on the podium)

Council: September 04 and September 18, 2008

Budget Meeting: September 24, 2008

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

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