

**NEW STANTON**  
**PLANNING COMMISSION**  
**MEETING MINUTES**

August 13, 2008

**I. Call to order**

**Jim Evans** called to order the regular meeting of the **Planning Commission** at **7:20 pm** on **August 13, 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, Mary Quinn & Frank Balistreri. Absent: Todd Bartlow, Michael Arthurs & Graydon Long

**III. Approval of minutes from July 09, 2008 meeting**

**Bud Moore** made a motion seconded by **Frank Balistreri** to approve the minutes from the last meeting. The minutes were unanimously approved.

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

**V. Old Business**

*a. Mr. Fox requests to add sign overlay to the V-1 District*

Mr. James Fox a property owner spoke to Planning about adding the S-O (Sign Overlay District) to the V-1 or (Village District) zoned in the Borough. He said when we were going through the proposed zoning over the years it was determined that we were going to have sign overlay on both sides of the Turnpike. Unfortunately I stopped coming to those meetings and whenever the plan was submitted and the public hearing was held I found out at that time it was omitted. So I would like to know if there is any chance of correcting that or if you don't want it and why. I also feel the lights from the signs are a safety feature; I would like to erect a sign to generate some income to help pay for the property taxes. There was some discussion about the cost factor and recording secretary Anita Hoffman said, at the last Council meeting Mr. & Mrs. Fox came and requested this change be added to the public hearing that will be held October 2, 2008 for the previous items Planning recommended to Council which include the minor changes to the zoning map and changing the properties owned by Mr. Day and Mr. McLaughlin to LI-1. At that time Council suggested the Fox's come to Planning and get their recommendation and present it to Council at the next meeting being held August 21, 2008. There won't be any additional cost to add it to the hearing and the public works crew will post the affected properties.

Planning asked *Zoning officer* Mel Steele how far the sound barrier ran on Arona Rd, Mr. Steele answered that it goes from the new bridge across the Turnpike to Glenn Fox Road. *Chairman Evans* asked how high the barrier was and they determined it was between 25 to 30 feet and the sign height is 50' so it would be possible to erect a sign according to the Ordinance.

**Frank Balistreri made a motion seconded by Mary Quinn to recommend that Council consider adding the V-1 (Village) District to the S-O (Sign Overlay) District.**

The motion was approved with Jim Evans voting no.

*b. Review zoning map for accuracy*

Anita explained to Planning that some items were missed on the previous map with regard to the Sign Overlay District and stressed that they look very closely to the map for any other items that may need changed. She also said that the text portion in the ordinance must match the map. The more eyes that look at it the better and Council should do the same. *Chairman Evans* asked Mel if he found anything on the map and he said nothing more than what was mentioned.

*c. Definitions for Forestry*

*Chairman Evans* asked Mel if he was going to get some definitions for Forestry. He said yes, he will have them for the next meeting, he said we have to define exactly what that means, if we want one tree or ten trees.

*d. Advisory for Howard Johnson's*

Jerry Ilgenfritz spoke to Planning about him possibly purchasing the Motel and he wanted to know if he could have a personal care home along with the motel. He said the State may be changing the laws and only allow sixteen residents in one home. If that happens he will need something to supplement his income. He asked what businesses he would be allowed to put in there in accordance with the definition of Multipurpose. Planning looked at the chart in the zoning ordinance and found personal care home was a conditional use in the V-1 District and not allowed at all in the B-1 District. Mr. Ilgenfritz mentioned to Planning they might be in violation of Federal Law if that is the case. He requested Planning look into it a little further to see if it is allowed in the B-1 District. *Chairman Evans* said "you certainly can look into it; right now we don't offer it." "He went on to say if you find further information feel free to bring it to us." The owner of Howard Johnson's Jay is considering putting a Hampton Inn at that location and Sheetz is interested in buying some of his property too. Assisted Living is a conditional use in the B-2 District and Nursing Home is not listed in the uses of the chart.

**VI. New business**

None

## VII. Adjournment

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

