

NEW STANTON

PLANNING COMMISSION MEETING

January 07, 2009

I. Call to order

Jim Evans called to order the regular meeting of the Planning Commission at 7:00 pm on January 07, 2009 in New Stanton.

II. Welcome to new member

Jim Evans welcomed new member William (Willy) Bitar 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, Mary Quinn and Willy Bitar

IV. Election of Officers

Graydon Long nominated Jim Evans for Chairman; Bud Moore seconded.

The nomination passed unanimously with Jim Evans abstaining

Mary Quinn nominated Frank Balistreri for Vice Chairman Bud Moore seconded.

The nomination passed unanimously with Frank Balistreri abstaining

Frank Balistreri nominated Graydon Long for Secretary Mary Quinn seconded.

The nomination passed unanimously with Graydon Long abstaining.

V. 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 with Willy Bitar abstaining.

VI. Audience comments on General or Agenda items

Mr. Tom Theis asked what was going on with Proscape business; he asked if they have submitted any plans. Mel Steele *Zoning Officer* said yes they have, they are under review right now. Mr. Theis said if they are being reviewed right now why did they already have road opening's to other roads onto the highways. Mr. Steele said just like a lot of other people in this Borough they do things without getting permits. Mr. Theis said to him "you drive down that road everyday, right?" and Mel responded, "Is this attack Mel now?" He said it's being taken care of by the Borough Solicitor and Engineer, if you have any questions I suggest you talk to them. Ms. Stella Morgan said I noticed that they are dragging a lot of mud out onto the road and my concern is that they don't appreciate the property value. *Chairman* Evans said we haven't had any

applications to Planning for anything. Mel said he got a permit, he's got a land development plan, what he's doing is what he came here and said he was going to do. If he gets his permit he's going to build that building where he said he was going to, it's going to be a garage where he'll work on trucks occasionally. No equipment will be stored there, Engineer Emil Bove and Solicitor Campfield has talked to him and sent him a letter. *Chairman* Evans asked if the building was approved, Mr. Steele said not yet he still has to go through the approval of the Engineer. *Chairman* Evans asked if his original plans were approved by Council, Mel said it was approved for him to do what he wanted to do. Tom Theis said I'm not leaving this area, Mel said neither am I Tom. Tom said you might be surprised, you rent, you don't own any real estate here. Mel said why don't you shut your mouth and leave me alone personally; I told you before you got a personal problem we can just take a walk; I'm tired of this crap. Tom said you're threatening me now; a Borough employee is threatening me. Mel said I'm not threatening you I'm telling you, leave me alone. *Chairman* Evans said, Stop it you two, I've had it; you two can leave if you can't behave.

Planning continued talking about the situation and said to do something about the mud now isn't feasible due to weather conditions. Ms. Morgan asked if it was zoned so what he wants to do can be done. *Chairman* Evans said it is zoned B-1, so the items listed under B-1 of the Ordinance are allowed.

VII. Old Business

There was some discussion about the Ultimate Sports Complex, they have submitted revised plans and will be at the February 11, 2009 planning meeting. It was also mentioned a Zoning Hearing will be held January 23, 2009 for the purpose of raising the height from 35 feet to 65 feet. Stella hopes that the sports complex isn't held back or discouraged from coming here because of all the rules.

VIII. New business

a) *Discussion on needs of New Stanton*

There was some discussion about the water and sewage project on Broadview Road. Planning would like to find ways to make sure the entire Borough has public water and sewage. Planning also made two recommendations to Council that 1.) Finish Rachael Drive and 2.) Appoint a liaison for Planning Commission.

Mel said he was told by some businessmen in Greensburg, a seminar I was at, one of the reasons they don't come to New Stanton is because our Zoning is so stringent. We make them jump through too many hoops, with zoning issues. Mel said in our current zoning you have to pay for landscaping if you're a business. Planning Commission can always look at zoning issues and change them.

The members also discussed how to get grant money for improvements and other projects, and a suggestion was made to ask Alex Graziani from Smart Growth to the next meeting for his input. Resident Tom Theis suggested talking to the new Senator and Representative for help. *Chairman* Evans said one of the questions on my list is how to protect these people, like police. Mel said there is a group called Regional Police Force they are out of Belle Vernon and they stopped in the office a few years ago but there was no interest from Council.

They were talking about working together with New Stanton, Youngwood and Hunker. The cost would be lower because they pay for their own health insurance, we would just pay a fee. Dr. Jim Mack said last year we had a senior citizen's watch and Council abolished it the first of the year.

Member Mary Quinn said we need a P.R. person the Tribune Review didn't even know about the Sports Arena, why wasn't it in the paper sooner? Mel said he heard if you want a reporter at the meeting you need to request one. Dr. Mack said there is no Planning liaison anymore I suggest we ask Council to appoint one. Recording Secretary Anita Hoffman said these ideas are all well and good but please don't expect Anita to do all the legwork with them, there are 7 members and you need to get more involved.

Willy Bitar made a motion seconded by Mary Quinn to recommend that Council complete Rachael Drive.
The motion was unanimously

Willy Bitar made a motion seconded by Frank Balistreri that Council appoint a Planning Liaison and also a Communication Liaison that will report upcoming developments/news to the Media.
The motion was unanimously

Planning requested Alex Graziani be asked to the February 11, 2009 meeting, Anita will call Alex.

IX. Adjournment

Frank Balistreri made a motion to adjourn the meeting at 8:35 pm

Upcoming Meeting Dates:

(Calendars available on the podium)

Council: February 19, 2009 @ 7:00 pm

Zoning Hearing: February 23, 2009 @ 7:00 pm

Planning: March 11, 2009 @ 7:00 pm - cut off February 18, 2009

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