

# **NEW STANTON**

## **PLANNING COMMISSION MEETING**

February 11, 2009

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

**Chairman Jim Evans** called to order the regular meeting of the **Planning Commission** at **7:00 pm** on **February 11, 2009** in **New Stanton**.

### **II. Roll call**

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

Borough Engineer, Emil Bove representing Bove Engineering Co. was in attendance as well as several Council members.

### **III. Approval of minutes from January 8, 2009 meeting**

**Frank Balistreri** made a motion seconded by **Mary Quinn** 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**

None

### **VI. New business**

#### **a) *Revised plans for Ultimate Sports Complex – Mr. Abdulla***

Mr. Abdulla commented on the comments from the Engineer and stated he would have liked to have sat down with them and discussed them prior to the meeting. He wanted to know if there was anything that might stop the project from going forward. He stated they did the best they could with their interpretation of the Ordinance. *Borough Engineer Emil Bove* from Bove Engineering said the initial plans were very vague and the new plans are more detailed. Emil said there are still items that need addressed according to the Borough's Ordinance, it states specific items be on the plans and he is only following the Ordinance. Mr. Abdulla said the slope issues were addressed according to the formula used worldwide and suggested it be looked at by another GEO Technical Engineer. The quality of the report they submitted is a lot better than others he seen coming through, it is very detailed because they want it done right. Mr. Bove said he submitted the report to another GEO Technical Engineer on behalf of the Borough and hasn't gotten anything back yet. The question was asked if maybe our Ordinance needed updated to bring it up to date with Municipalities more like New Stanton. Mr. Abdulla said the Ordinance needed to be tweaked a little bit, that it's a little too vague. Planning Commission suggested that a meeting be set with all parties that would be involved in

this project. They suggested the Borough Engineer, Solicitor, a Planning Member, a Council Member, Mr. Abdulla and his Engineer and anyone else deemed appropriate. Mr. Abdulla said there are items he is waiting to put on the plans until after he finds out if there are any major hurdles. *Zoning Officer Melvin Steele* said our Borough Engineer said some items are unnecessary at the early phase. *Member Willy Bitar* suggested meeting with the Engineer and updating those very items. *Mayor Kazan* suggested maybe having a preliminary design and then a final design with more details might help. Emil also said the current use of the complex is listed as Commercial Recreation which is currently a Special Exception in the Ordinance; with that use the Complex will not meet the criteria of the Ordinance.

**Willy Bitar made a motion seconded by Mary Quinn to recommend that Council change the description of use for the Ultimate Fitness Complex from a Special Exception - Commercial Recreation to a permitted use under Professional Services.**

The motion was unanimously

**Mary Quinn made a motion seconded by Willy Bitar that Council appoints a Liaison to attend the Planning Commission meetings.** The motion passed unanimously.

b) *Alex Graziani – Smart Growth*

Mr. Graziani commended the Planning Commission on volunteering their time to serve and that it is a position that requires them to look into and plan for the future growth of New Stanton. He went on to say that New Stanton is a unique area with the main highways going through the town and there is a lot of potential here. He works for a non-profit organization called Smart Growth Partnership and they are available to help municipalities with ideas they would like to incorporate. He said Planning should be looking at the Borough's Comprehensive Plan and work from that or, maybe even look into updating the comp. plan. He and his staff are available to help with most any kind of project.

Smart growth is development that serves the economy, the community and the environment. It changes the terms of the development debate away from the traditional growth/no growth question to "How and where new development should be accommodated?"

### **Smart Growth Principles**

1. Mix Land Uses
2. Take Advantage of Compact Building Design
3. Create a Range of Housing Opportunities and Choices
4. Create Walk able Neighborhoods
5. Foster Distinctive, Attractive Communities with a Strong Sense of Place
6. Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas
7. Strengthen and Direct Development Towards Existing Communities
8. Provide a Variety of Transportation Choices
9. Make Development Decisions Predictable, Fair, and Cost Effective
10. Encourage Community and Stakeholder Collaboration in Development Decisions

Chairman *Jim Evans* thanked Alex for taking the time to speak to Planning and they hoped to work with him in the future.

## **VII. Adjournment**

Frank Balistreri made a motion to adjourn the meeting at 8:58 pm

### **Upcoming Meeting Dates:**

(Calendars available on the podium)

Council: February 19, & March 05, 2009

Planning: March 11, 2009 – cut off February 18, 2009

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