

NEW STANTON

PLANNING COMMISSION MEETING

May 13, 2009

I. Call to order

Frank Balistreri called to order the regular meeting of the Planning Commission at 7:01 pm on May 13, 2009 in New Stanton.

II. Roll call

Recording Secretary Mary Ann Roll conducted a roll call. The following persons were present: Frank Balistreri, Graydon Long, Henry (Bud) Moore, Mary Quinn and Willy Bitar. Jim Evans and Michael Arthurs were absent Also present was *Zoning Officer* Melvin Steele.

III. Approval of minutes from last meeting

Mary Quinn made a motion seconded by Willy Bitar 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

Member Willy Bitar asked to address page 42 of the Ordinance that states the following “where an existing building setback line is established on at least 50% of the properties in a block in which the proposed development is located, or within 200 feet immediately adjacent to the proposed development, the above minimum setbacks may be increased or decreased in order to conform with such established line.” *Zoning Officer, Melvin Steele* said he wasn’t told there was going to be a meeting, so he wasn’t prepared to present the information. He went on to say, what I thought could be done with that is. “If it’s an existing structure and if you’re adding onto that property you have with those existing structures and those building lines then I think this should be used. Because that is an old neighborhood and you’ve got mixed everything over there. Since I’ve been in the Borough there’s been more complaints come out of the mixed atmosphere then not. I think it should stay the way it is if you have an existing building and you’re putting another building up, but if you tear them down now you should adhere to the setbacks that are in the Zoning Ordinance. *Vice Chairman* Balistreri said he would like to make a comment, he and his wife happened to glance down at the Proscape business and he said, “I thought he made the place look a thousand times better, that looks fantastic” “He sided the buildings, he took that jungle down, I mean that looks fantastic and I don’t know how anybody can complain about that cause it looks that good.” *Zoning Officer* Steele said he will have that paper at the next Planning meeting.

Member Bud Moore said he found some information on the Forestry Definition from the College of Agriculture and Life Sciences and University of Wisconsin. They have a law called the managed forest law,

for an acre of ground to be considered a forest a minimum of 200 trees per acre must be on it. Planning commented on that being a lot of trees on one acre, then *Member* Balistreri asked what is bringing all this on. Is it because somebody would want to call a vacant lot forestry, so they don't have to cut the grass? *Member* Moore said exactly. They went on to discuss the definition of forests including the types of trees. Melvin Steele said if you have 2 acres of ground in a residential area the Department of Agriculture will help you forest it. They will literally fund some of their program if they keep it cleared. It also doesn't harbor animals, such as deer, rabbit, and skunk. Denny Rosenberry, now because of the situation up there he has got Deer coming in and eating his flowers and other animals coming into his yard. He didn't have that problem before because it was kept mowed and I've instructed Mr. Fox to keep the poison ivy sprayed because he's beside two homes. *Member* Balistreri said isn't there a lot like that up in Stanmont? It looks terrible with the high grass and the beautiful homes around. Mel said he would look into it. Planning would like to increase the acreage to more than 2 for Forestry. He went on to say when he went to the Zoning seminar he found out that according to the Municipal Planning Code you have to wait 36 months to make changes to something you just changed in the zoning ordinance. Mel passed out copies of the chart from the Zoning Ordinance, they went through all the items and made some changes to review at the next meeting, and then make recommendation's to Council for their approval.

Member Moore said another thing to look at is our stanzas on stuff, we are too reactive and not proactive. There's a lot of this that you can go through and Council can grant relief on. Even the Zoning Hearing Board, we have a reactive attitude that we shouldn't be having. We should work with Penn DOT, primarily who we need to work with is Hempfield Township Municipal Authority, because they got our hands tied. I hear about these sewer lines and that's fine but they're going nowhere unless Hempfield says yes. If they don't have the capacity to treat, we're done.

VI. **New business** - none

VII. **Adjournment**

Graydon Long made a motion to adjourn the meeting at 8:48 pm

Upcoming Meeting Dates:

(Calendars available on the podium)

Council: April 2, 2009 @ 7:00 pm

Planning: May 13, 2009 @ 7:00 pm - cut off April 22, 2009

Check out our web site at www.newstanton.org