

NEW STANTON

PLANNING COMMISSION MEETING

June 10, 2009

I. Call to order

Chairman Jim Evans called to order the regular meeting of the Planning Commission at 7:00 pm on June 10, 2009 in New Stanton.

II. Roll call

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

III. Approval of minutes from last meeting

Graydon Long made a motion seconded by Mary Quinn to approve the minutes from the last meeting.

The minutes were approved with Mike Arthurs and Jim Evans abstaining.

IV. Audience comments on General or Agenda items - none

V. Old Business

a.) review page 42 of zoning ordinance

This refers to letter C on page 42 concerning the setback line, after a lengthy discussion Planning decided to not change anything with that paragraph.

b.) final review of zoning use chart

Planning reviewed the changes to the chart that was done at the last meeting. Anita said, remember these changes need to be placed under each District where it applies. The meeting in August is the target date for the final review and then they will recommend it to Council.

c.) review definition of Forestry

Planning agreed that the acreage to be called Forestry should be at least eight (8) acres instead of two (2) as it is now. They suggested Solicitor Campfield look at the definition and incorporate it into the zoning ordinance.

VI. New business

a.) Graff Professional Surveying - PA Turnpike Storage Building

Leo Rosenbauer of Graff Professional Surveying spoke to Planning about a storage building the PA Turnpike Commission would like to erect. It will be located on the northern end of the site just above the existing maintenance building. It will be a 2300 sq ft building (15x40) there will be a 16x84 long sump, a rock filled pit designed to handle the runoff. They do have approval

from the Conservation District for the E&S, but do not have the letter stating that. The building will fall within the required setbacks, and Emil Bove, Borough Engineer has reviewed the Stormwater management plan and it also meets the requirements.

Graydon Long made a motion seconded by Mary Quinn to recommend that Council approve the PA Turnpike Stormwater Management Plans along with the Storage building contingent with a copy of the approval letter from the Conservation District.

The motion was unanimously

b.) Sewage Facilities Planning Module - Emil Bove

Emil Bove said a planning module is required for new sewage facilities. Bove Engineering prepared a sewage module for "Group B" on Broadview Road. It was advertised and the module was filled out ready to be sent in. The Borough is required to do a Resolution and a transmittal letter designating that area as a public sewage area.

Frank Balistreri made a motion seconded by Mary Quinn to recommend that Council approve the sewage module for Group B on Broadview Road.

The motion was unanimously

Recording Secretary Anita mentioned someone inquired about using the former site of B&A Auto Sales for a Farmers Market" he would use it year round. It was suggested that he bring in a site plan or sketch of what he is proposing including parking to a Planning Commission meeting and they can make the recommendation to Council.

VII. Adjournment

Frank Balistreri made a motion to adjourn the meeting at 8:25 pm

Upcoming Meeting Dates:

(Calendars available on the podium)

Council: June 18, 2009 @ 7:00 pm

Planning: July 08, 2009 @ 7:00 pm - cut off June 17, 2009

Check out our web site at www.newstanton.org