

NEW STANTON

PLANNING COMMISSION MEETING

January 12, 2011

I. Call to order

Jim Evans called to order the regular meeting of the Planning Commission at 7:00 pm on January 12, 2011 in New Stanton.

II. Roll Call

Recording Secretary Anita Hoffman conducted a roll call. The following persons were present: Jim Evans, Denise Smyda, Henry (Bud) Moore, Rob Quinn with Frank Balistreri arriving later. Brandon Clawson and Mike Arthurs were absent. Also present was Zoning Officer, Melvin Steel and Solicitor John Campfield.

III. Election of Officers

Bud Moore nominated Jim Evans for Chairman; Denise Smyda seconded.

The nomination passed unanimously with Jim Evans abstaining

Denise Smyda nominated Rob Quinn for Vice Chairman; Bud Moore seconded.

The nomination passed unanimously with Rob Quinn abstaining

Rob Quinn nominated Denise Smyda for Secretary.

The nomination passed unanimously with Denise Smyda abstaining.

IV. Approval of minutes from last meeting - December 08, 2009

Bud Moore made a motion seconded by Rob Quinn to approve the minutes from the last meeting.

The minutes were approved by Jim & Bud with Rob & Denise abstaining.

V. Audience comments on General or Agenda items

None

VI. Old Business

Property maintenance code

Solicitor Campfield said the first thing you need to do is figure out what you would like to include in the property maintenance code. This depends greatly on what your objectives are and what concerns you have in the community. The current zoning ordinance is really not property maintenance related. You can adopt all or nothing of property maintenance codes. North Irwin adopted the International Property Maintenance Code, this is the most common one adopted. There was lengthy conversation and comments with the Solicitor and members and they decided to table until they don't have much on the agenda, then start putting some ideas together. The Solicitor suggested Mike Stack,

the borough's current U.C.C. inspector come to a meeting and help planning decide what to include. Planning suggested having a work session at the February 9th meeting after the other items are taken care of.

Marcellus Shell Ordinance

Solicitor Campfield drafted an ordinance for Manor Borough concerning gas wells. The ordinance that was drafted was after several classes and research, they were very forthright about it and said if they want to drill a Marcellus well it will require 10 acres. The well is basically drilled out instead of down; it can go out very far. The drill rig comes in pieces and several trucks bring in all the pieces to be set up. They use millions of gallons of water in order to infract the gas, not all the water comes back up and what stays in the ground is contaminated. The water that comes up has to be treated; the water that comes in is by several trucks. They're trying to figure out a way to reuse that water, for now it goes to a treatment plant to be cleaned. DEP now holds the treatment plant responsible for any contaminates in the water. It's huge business, tons of money. Another thing is the pipelines; they are not subject to regulations like the other utility companies. Also they are not subject to PA one call, but they do call them now. The other aspect that is a bit troublesome is wheather or not a municipality has the right to grant a right-a-way. I'll send down the ordinance I wrote for Manor Borough for planning to look at. Planning is going to look at some different ordinances and make a recommendation to Council at a later time.

VII. New business

a. *Floodplain Ordinance*

This is something that is reviewed every few years, if you don't have a floodplain ordinance you're not eligible for federal money residents or property owners can't get loans. The current Ordinance is incorporated into the zoning ordinance; it should be a separate ordinance.

A motion was made by Rob Quinn seconded by Frank Balistreri to recommend Council approve the Floodplain Ordinance as presented. *The nomination passed unanimously*

B. Discussion on meeting time change - after some discussion on the time change planning recommended the time to change to 6:00 pm but wanted Council to be aware of the time change and let Planning know the outcome.

VIII. Adjournment

Jim Evans made a motion to adjourn the meeting at 9:15 pm

Upcoming Meeting Dates:

Council: March 03, 2011 @ 7:00 pm

Planning: March 09, 2011 @ 7:00 pm - cut off February 23, 2011