

**NEW STANTON**  
**PLANNING COMMISSION MEETING**

March 09, 2011

**I. Call to order**

Jim Evans called to order the regular meeting of the Planning Commission at 7:00 pm on March 09, 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 and Frank Balistreri. Brandon Clawson and Mike Arthurs were absent. Also present was Zoning Officer, Melvin Steel and Borough Engineer, Emil Bove.

**III. Approval of minutes from last meeting - January 12, 2011**

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

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

**IV. Audience comments on General or Agenda items**

None

**V. Old Business**

**Property maintenance code**

There was some discussion on the maintenance code but they all felt it would be better to have all members present for any action.

Planning also talked about adopting a Marcellus shale ordinance and they would like a speaker from Penn State to come to the April meeting and talk to them about it.

**VI. New business**

**a. Review plans for Howard Johnson's**

Engineer Emil Bove spoke to Planning about the plans submitted by Ramesh Patel, engineer for Howard Johnson's. Mr. Bove reviewed his six comments with Planning, explaining each one and his recommendations.

**A motion was made by Bud Moore seconded by Denise Smyda to recommend Council approve the Bahubali subdivision plans contingent on the comments from Emil Bove of Bove Engineering Company which are listed below.**

*The nomination passed unanimously*

- 1.) The arrows showing the portion of the building to remain and be demolished should point to the 10-foot setback line on Lot 1, not the property line.

- 2.) Show 20-foot sewer easement along all existing sewer lines.
- 3.) Show where the new connection will be located for Lot 1.
- 4.) Place a note on the plan that Lots 1 and 2 will not share utilities, and that all new utilities, including storm and sanitary, will be installed on the respective lots to serve the existing building and any future buildings.
- 5.) The owner and surveyor need to sign the plan.

Denise Smyda made a motion seconded by Rob Quinn to request Council suspend the rules at the March 17, 2011 agenda meeting and vote to approve the Bahubali Plan. *The motion passed unanimously*

### Adjournment

Jim Evans made a motion to adjourn the meeting at 8:15 pm

### Upcoming Meeting Dates:

Council: April 14, 2011 @ 7:00 pm

Planning: May 11, 2011 @ 7:00 pm - cut off April 20, 2011

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