

NEW STANTON
PLANNING COMMISSION
MEETING MINUTES

October 13, 2010

I. Call to order

Brandon Clawson called to order the regular meeting of the **Planning Commission** at **7:00 pm** on **October 13, 2010** in **New Stanton**.

II. Roll call

Recording Secretary Anita Hoffman conducted a roll call. The following persons were present: Brandon Clawson, Jim Evans, Henry (Bud) Moore, & Denise Smyda
Absent: Rob Quinn, Frank Balistreri & Michael Arthurs

III. Election of Chairman due to Willy Bitar's resignation

Jim Evans made a motion seconded by Bud Moore to table the election of Chairman until next meeting.

IV. Audience comments on General or Agenda items

V. Approval of minutes from August 12, 2009 meeting

Bud Moore made a motion seconded by **Jim Evans** to approve the minutes from **September 08, 2010**.
The motion was approved.

VI. Old Business

a. Review property maintenance codes

Planning tabled this to give the members a chance to look at the different ordinances from 3 municipalities.

VII. New business

a. Bahubali Hospitality, LLC Plan - subdivision (current Howard Johnson's)

Plans were submitted a few days prior to the last meeting and Borough's Engineer and Solicitor did a prelim review and found several missing items. So they both suggested the owners come to the planning meeting for an advisory for some guidance. Planning recommended they do the demo on the motel first then submit updated subdivision plans.

Jim Evans made a motion seconded by **Henry (Bud) Moore** to recommend that **Borough Solicitor Campfield** review and advise how to proceed.
The motion passed

b. Verizon building - subdivision

Borough Engineer, Emil Bove spoke to Planning about the Verizon building said one of the major stumbling blocks is the way the sewer line runs from one lot to the other, but that has been resolved through the attorneys working on this. The subdivision itself meets all the zoning requirements. The structure is not in a flood zone so that is no issue for the building. The other building owned by Verizon is called a remote office, no one stays there it's only used occasionally. Member Jim Evans asked what if Verizon moves out of the other building and someone else moves in there may not be adequate parking. Zoning Officer, Melvin Steele said the new owners would have to come before Planning with a new site plan. Eventually the Borough office will move to that location but modifications will need done first. A question was brought up about Member, Denise Smyda voting on the subdivision prior to the meeting. Zoning Officer Melvin Steele went upstairs to ask Council President, Scott Sitek if Denise could vote on it and Scott said yes.

Bud Moore made a motion seconded by Jim Evans to request Council approve the Verizon subdivision.

The motion passed

VIII. Adjournment

Jim Evans made a motion to adjourn the meeting at 8:20 pm

Upcoming Meeting Dates:

(Calendars available on the podium)

Council: September 17 and October 1, 2009

Budget Meeting: October 7, 2009

Planning October 7, 2009 – cut off September 23, 2009