

NEW STANTON
PLANNING COMMISSION
MEETING MINUTES

September 08, 2010

I. Call to order

Brandon Clawson called to order the regular meeting of the **Planning Commission** at **7:00 pm** on **September 08, 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, Michael Arthurs & Frank Balistreri Absent: Willy Bitar & Rob Quinn

III. Approval of minutes from August 12, 2009 meeting

Jim Evans made a motion seconded by **Frank Balistreri** to approve the minutes from August 12, 2010. *The motion was approved.*

IV. Audience comments on General or Agenda items

A question was asked if permits were obtained for the property previously owned by Ken Kellner, that it looks like some construction or rebuilding is taking place. *Zoning Officer*, Melvin Steele said no one has gotten permits yet but he would look into it.

V. Old Business

a. Review property maintenance codes

The *Borough's U.C.C. inspector* Michael Stack spoke to Planning about adopting a property maintenance code. He said the 2009 U.C.C. property maintenance code covers a lot of items and we can pick and choose what we want to use for our needs. All this does is give the Borough more leverage to help the citizens maintain their property. Mike is going to get a couple samples from other Borough's for Planning to look at.

VI. New business

a. C.C. Realty Advisors – new land development

Jerry Klodowski from *G.A.I. Consultants* told the members the plan complies with the Borough's Storm Water Management Ordinance. The paving will be a stone base and the pad is 4.5 acres with 300 feet of frontage. There will be no fence, no lights and no signs, trailers will be moved in, store them and then move them back out. *Borough Engineer*, Emil Bove went through each of his comments

and Mr. Klodowski addressed them all. Member Jim Evans ask that the record show that right now there are less then 50 trips per day going to the parcel if it goes over 50 they will need to come back to Planning with additional land development plans. The borough requires that a maintenance agreement be drawn up for this site, this assures the site will not be altered in any way and allow the Borough to inspect the site.

Jim Evans made a motion seconded by Henry (Bud) Moore to recommend that Council approve C.C. Realty Advisors New Stanton Trailer Storage Lot contingent upon receiving approval from Westmoreland Conservation District for the storm water management and soil erosion control and also obtaining permits for any future development.

The motion passed with Brandon Clawson abstaining

b. Verizon building - subdivision

Borough Engineer, Emil Bove spoke to Planning about the Verizon building said there are two (2) lots on is 2.5 acres the other is 1.27 acres, both have utilities.

Member Bud Moore asked that the plan be looked at only and not act on it because it was just submitted yesterday (September 07, 2010). Member Brandon Clawson said that Council ask that planning review it the best they could. Bud said he realizes Council's interest in this but they should have to follow the same rules as anyone else. Emil read the comments he made on the plans, after going thru all comments Planning asked that the changes be made and resubmitted for the next meeting, that there are to many comments to approve based on contingencies. It should come back to Planning Commission for final approval.

VII. 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