

**HEMPFIELD TOWNSHIP PLANNING COMMISSION**

**JANUARY 2, 2020**

**REGULAR MONTHLY MEETING**

**A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Mr. Utzman, Chairman, called the meeting to order at 7 p.m. and the pledge of allegiance was recited.

**Members Present:** Mr. Bill Utzman  
Mr. Rick Tatano  
Mrs. Suzanne Ward  
Mr. Frank Venzon  
Mr. John Anderson  
Mr. Bill Bretz  
Mr. Bill Benton

**Staff Present:** Mr. Dan Schmitt  
Ms. Maria Rossi  
Mr. Jason Winters  
Mrs. Denise Rosak

**B. APPOINTMENT OF TEMPORARY CHAIRMAN:**

Mr. Utzman recognized the Township Manager, Jason Winters, as the Temporary Chairman for the purpose of nominating and electing a permanent chairman for 2020.

**C. NOMINATION OF PERMANENT CHAIRMAN:**

Mr. Venzon nominated Bill Utzman as Chairman. Mrs. Ward seconded the nomination. Mr. Utzman declined the nomination.

Mr. Utzman nominated Bill Bretz as Chairman. Mrs. Ward seconded the nomination. Mr. Benton made a motion, seconded by Mr. Anderson, to close the nominations for Chairman. Vote: 7-Yes. Motion carried. Mr. Bretz is the new Chairman of the Hempfield Township Planning Commission.

**Mr. Bretz took over conducting the meeting as Chairman of the Planning Commission for 2020.**

Mr. Bretz acknowledged Mr. Utzman's many years of service on the Planning Commission and serving as the Chairman.

**D. NOMINATION OF VICE-CHAIRMAN:**

Mr. Venzon nominated Bill Utzman as Vice-Chairman. Mr. Benton seconded the motion. Vote: 7-Yes. Motion carried. Mr. Utzman is the new Vice-Chairman of the Hempfield Township Planning Commission.

**E. NOMINATION AND APPOINTMENT OF SECRETARY:**

Mrs. Ward nominated John Anderson as secretary. Mr. Benton seconded the motion. Vote: 7-Yes. Motion carried. Mr. Anderson is the new Secretary of the Hempfield Township Planning Commission.

**F. CITIZENS COMMENTS:** (None)

**G. APPROVAL OF MINUTES:**

Mrs. Ward made a motion, seconded by Mr. Benton, to approve the Planning Commission minutes for December 4, 2019 as presented. Vote: 7-Yes. Motion carried.

**H. ADMINISTRATIVE PLANS:**

**EUBANK-HEMPFIELD AREA SCHOOL  
DISTRICT PLAN OF LOTS**  
*Toya Eubank*  
4357 Route 136, Greensburg  
Hempfield Township

**SUBDIVISION 20190742**  
Zoned SR  
Public

**COMMENTS:**

Mr. Bill Utzman of Morris Knowles and Associates represented the plan. He explained that the purpose of the plan is to create a three (3) acre piece of property to add onto the Hempfield Area High School property.

Mr. Schmitt recommended approval of the Eubank-Hempfield Area School District Plan of Lots contingent upon an additional landhook between Lot 6 and Lot 7 to Lot 5 to show what is being delineated; Cleaning up the area table for final acreage between the parcels; Adding Hempfield Township Plan No. 20190742 to the plat; and adding non-building nomenclature since it is an add-on and that just Parcel B would not be considered a separate buildable lot.

***Motion:***

Mr. Anderson made a motion, seconded by Mrs. Ward, to recommend approval of the Eubank-Hempfield Area School District Plan of Lots Plan No. 20190742 contingent upon the following: Incorporating additional landhook between Lot 6 and Lot 7 to Lot 5 to show what is being delineated; Cleaning up the area table for final acreage between the parcels and the total plan because it doesn't match; Adding Hempfield Township Plan No. 20190742 to the plat; and adding non-building nomenclature since it is an add-on and that just Parcel B would not be considered a separate buildable lot. Vote: 6-Yes. 1-Abstained-Mr. Utzman. Motion carried.

**MITCHELL PLAN**  
*Theodore Mitchell*  
Nathaniel Drive  
Hempfield Township

**SUBDIVISION 20190743**  
Zoned SR  
Public  
2.2 Acres

**COMMENTS:**

Mr. Barry Sakal, surveyor, represented the Mitchell Plan. He explained that the purpose of the plan is merely to change the boundary line between two (2) properties.

Mr. Schmitt recommended approval of the Mitchell Plan contingent upon Hempfield Township Plan No. 20190743 being added to the plat; addition of landhooks; and the non-building nomenclature being added to the plat.

***Motion:***

Mr. Anderson made a motion, seconded by Mrs. Ward, to recommend approval of the Mitchell Plan No. 20190743 contingent upon Hempfield Township Plan No. 20190743 being added to the plat; addition of landhooks; and the non-building nomenclature being added. Vote: 7-Yes. Motion carried.

**I. PLANS TO BE REVIEWED FOR COMPLETENESS AND FORWARDED FOR TECHNICAL REVIEW:**

**MCCLARRAN**  
*James B. McClarran*  
Hunker-Waltz Mill Road  
Hempfield Township

**SUBDIVISION 20190744**  
Zoned A or R-1A  
Public  
4 Lots  
8.1368 Acres

**COMMENTS:**

Mr. James McClarran and Arthur Kromel, surveyor, represented the McClarran Subdivision Plan. Mr. Kromel said that the purpose of the subdivision is to create lots for his kids to build homes on.

Mr. Schmitt recommended the McClarran Subdivision Plan No. 20190744 be forwarded for technical review and comments .

***Motion:***

Mrs. Ward made a motion, seconded by Mr. Anderson, to forward the McClarran Subdivision Plan No. 20190744 for technical review and comments. Vote: 7-Yes. Motion carried.

**SOMERSET TRUST PLAN OF LOTS***Somerset Trust Company*  
859 East Pittsburgh St., Gbg.

Hempfield Township

**SUBDIVISION 20190745**

Zoned RC

Public

2 Lots

2.43 Acres

**COMMENTS:**

Mr. Sean Garrigan of Strombery, Garrigan & Associates, represented the Somerset Trust Plan of Lots Subdivision Plan. He explained that the purpose of the plan is to divide the existing parcel into two (2) separate lots for a new development with one being the Somerset Trust Bank and the other for future development. In April 2019, Mr. Garrigan said that the Hempfield Zoning Hearing Board granted variances for minimum lot size and lot line frontage related to the subdivision plan because of its odd configuration.

Mr. Schmitt recommended the Somerset Trust Plan of Lots Subdivision Plan No. 20190745 be forwarded for technical review and comments.

***Motion:***

Mr. Benton made a motion, seconded by Mr. Anderson, to forward the Somerset Trust Plan of Lots Subdivision Plan No. 20190745 for technical review and comments. Vote: 6-Yes. 1-Abstained-Mr. Utzman. Motion carried.

**SOMERSET TRUST PLAN***Somerset Trust Company*  
859 East Pittsburgh St., Gbg.

Hempfield Township

**SITE PLAN 20190746**

Zoned RC

Public

2 Lots

2.43 Acres

**COMMENTS:**

Mr. Sean Garrigan and Mr. Gary Leister of Strombery, Garrigan & Associates, represented the Somerset Trust Site Plan No. 20190746. He explained that the purpose of the plan is to develop the site for construction of a regional bank hub office for Somerset Trust Company that includes an integral coffee shop/eatery. In addition, he said that the Hempfield Zoning Hearing Board granted variances relative to the stacking for the drive-up lanes and also the number of required parking spaces.

Mr. Schmitt recommended the Somerset Trust Site Plan No. 20190746 be forwarded for technical review and comments.

***Motion:***

Mr. Anderson made a motion, seconded by Mrs. Ward, to forward the Somerset Trust Site Plan No. 20190746 for technical review and comments. Vote: 6-Yes. 1-Abstained-Mr. Utzman. Motion carried.

**HEMPFIELD POTABLE WATER  
STORAGE TANK**

*Municipal Authority of Westmoreland County*  
Hempfield Senior High School  
Hempfield Township

**SITE PLAN 20190747**

Zoned  
Public  
1 Lot  
103.80 Acres

**COMMENTS:**

Mr. Ron Regola of Ronald J. Regola & Associates, LLC represented the Hempfield Potable Water Storage Tank Site Plan No. 20190747. Mr. Regola explained that the purpose of the site plan is to remove the existing water tank at the Hempfield Area High School property and replace it, in addition to building a new access road to the site, and revised stormwater management.

Mr. Schmitt recommended the Hempfield Potable Water Storage Tank Site Plan No. 20190747 be forwarded for technical review and comments.

***Motion:***

Mr. Benton made a motion, seconded by Mrs. Ward, to forward the Hempfield Potable Water Storage Tank Site Plan No. 20190747 for technical review and comments. Vote: 7-Yes. Motion carried.

**AMICONE PLAN NO. 3**

*Lewis C. Amicone III*  
131 Seanor Church Road  
Hempfield Township

**SUBDIVISION 20190748**

Zoned A-1  
On-Lot  
1 Lot  
24.9 Acres

**COMMENTS:**

Mr. Bob Deglau of Allstate Mapping, Inc. represented the Amicone Plan No. 3 Subdivision Plan No. 20190748. He explained that the purpose of the plan is for a minor subdivision of seven (7) acres for the construction of a single family home.

Mr. Schmitt recommended the Amicone Plan No. 3 Subdivision Plan No. 20190748 be forwarded for technical review and comments.

***Motion:***

Mr. Anderson made a motion, seconded by Mrs. Ward, to forward the Amicone Plan No. 3 No. 20190478 for technical review and comments. Vote: 7-Yes. Motion carried.

**J. PLANS TO BE TECHNICALLY REVIEWED:**

**ACHIEVA SUPPORT SUBDIVISION**  
*Gary K. Horner, Exec. V.P., CFO, Achieva*  
310 Donohoe Road  
Hempfield Township

**SUBDIVISION 20190717**  
Zoned LI  
Public  
2 Lots  
6.2 Acres

**COMMENTS:**

Mr. John Frederick represented the ACHIEVA Support Subdivision Plan No. 20190717. He advised the Planning Commission that all of the technical review comments from the Hempfield Township staff have been addressed.

Mr. Schmitt recommended approval of the ACHIEVA Support Subdivision Plan No. 20190717 without any contingencies.

***Motion:***

Mr. Utzman made a motion, seconded by Mr. Anderson, to recommend approval of the ACHIEVA Support Subdivision Plan No. 20190717 to the Board of Supervisors without any contingencies. Vote: 7-Yes. Motion carried.

**MITCHELL PLAN OF LOTS NO. 3**  
*Timothy Mitchell*  
Beech Hills Road  
Hempfield Township

**SUBDIVISION 20190409**  
Zoned SR  
5 Lots  
11.338 Acres

**COMMENTS:**

Mr. Schmitt advised that the applicant requested that the Mitchell Plan of Lots No. 3 Subdivision Plan No. 20190409 be tabled until next month's meeting of the Planning Commission.

**K. OLD BUSINESS:** None

**L. NEW BUSINESS:**

1. **Consideration of Scheduling Meeting Time for Planning Commission.** After discussion and feedback from the staff and Planning Commission it was decided to table consideration until next month until discussions can include Mr. Karnash.
2. **Consideration of Scheduling Public Work Session Prior to Planning Commission Meeting** -- After discussion and feedback from the staff and Planning Commission it was decided to table consideration until next month until discussions can include Mr. Karnash.
3. **Patrick Karnash Named Director of Planning and Zoning** – Township Manager, Jason Winters, informed the Planning Commission that the Board of Supervisors recently named Mr.

Karnash the Director of Planning and Zoning. He said the Board recognized the importance of planning and potential growth in the Township. In addition, Mr. Winters noted that the Board created the Planning and Zoning Department.

4. **New Website** – Mr. Winters advised the Planning Commission that the Township recently launched its new website, which now includes meeting minutes and the agendas, which will be posted prior to noon of the day of the scheduled meeting. Regarding the minutes, he said they will be posted the following month, after being formally approved at a meeting. Lastly, Mr. Winters advised the Commission that he would like to have their photos posted on the website.
5. **Class on Planning Commission** – Mr. Bretz advised that he registered for an up-coming class on Planning Commissions. Mr. Winters said that he or Mr. Karnash would pass on information regarding the class to the Commission at their earliest convenience.

### **M. ADJOURNMENT:**

Mr. Venzon made a motion, seconded by Mr. Utzman, to adjourn the meeting at 6:51 p.m.

**MEETING ADJOURNED 6:51 P.M.**

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Bill Bretz, Chairman