

**HEMPFIELD TOWNSHIP PLANNING COMMISSION  
MEETING  
April 2, 2008  
7:00 P.M.**

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**A. CALL TO ORDER:**

Chairman, Mr. Phil Shelapinsky called the regular meeting of the Hempfield Township Planning Commission held in the Hempfield Township Municipal Building to order at 7:00 p.m.

**MEMBERS PRESENT:**      Mr. Phil Shelapinsky                      Mr. Alfred Francese  
   Mr. John Stitely                              Mr. Gerald Durishan

**STAFF PRESENT:**              Atty. Les Mlakar                              Mr. Ken Orié  
   Mr. Rob Ritson                              Mr. Leonard Dellera  
   Mrs. Lynda Lytle

**B. APPROVAL OF MINUTES:**

**1. March 5, 2008 Monthly Meeting:**

Mr. Francese made a motion, seconded by Mr. Durishan, to approve the minutes of the March 5, 2008 Planning Commission Meeting. Vote: 4-0. Motion carried.

**C. PLANS TO BE REVIEWED FOR COMPLETENESS & FORWARDED FOR TECHNICAL REVIEW:**

<b>1. EASTVIEW ENTERPRISES</b>	<b>ZONING CHANGE</b>
<b>(Eastview Enterprises)</b>	<b>from R-2B to B-3</b>
<b>Tax Map No. 50-16-16-0-025 &amp; 026</b>	<b>2 Lots</b>
<b>(No. 20080008 &amp; 09)</b>	
<b>Located along Georges Station Road</b>	

**COMMENTS:**

Mr. Ritson announced that the developer requested that this zoning change be tabled until the June Planning Commission Meeting. As such, this plan will appear again on the agenda for the May meeting as a method of tracking the plan.

**MOTION:**

Mr. Durishan made a motion, seconded by Mr. Stitely, that this plan be tabled. Vote: 4-0. Motion carried.

**2. BOGAC SUBDIVISION NO. 3**  
**(William A. & Frieda M. Bogac)**  
**Tax Map No. 50-30-00-0-068**  
**(File No. 20080008)**  
**Located on Private Lane off of Route 136**

**SUBDIVISION**  
**Zoned A-1**  
**6.2996 Acres**  
**3 Lots**

**COMMENTS:**

Mr. Ritson stated that staff has reviewed the plan and recommended it for technical review.

**MOTION:**

Mr. Durishan made a motion, seconded by Mr. Francese, to recommend that this plan be sent on to the staff for technical review. Vote: 4-0. Motion carried.

**3. VANFLEET PLAN NO. 1**  
**(Kevin P. VanFleet & Eileen P. Howald)**  
**Tax Map No. 50-14-00-0-141, 142 & 188**  
**(File No. 20080009)**  
**Located at the Intersection of Route 30 West and Everglade Road**

**SUBDIVISION**  
**Zoned B-3**  
**7.2799 Acres**  
**3 Lots**

**COMMENTS:**

Mr. Gary Baird represented this subdivision plan. This subdivision is being done at the site of the old Pizza Hut and is consolidating that lot with the two adjoining lots forming one zoned lot. Mr. Ritson stated that the plan is complete and ready for technical review.

**MOTION:**

Mr. Francese made a motion, seconded by Mr. Durishan, to recommend that this plan be sent on to the staff for technical review. Vote: 4-0. Motion carried.

**4. YALEY SUBDIVISION**  
**(Robert & Linda Yaley)**  
**Tax Map No. 50-29-01-0-154**  
**(File No. 20080010)**  
**Located on Amblerwood Circle in Lynchwood**

**SUBDIVISION**  
**Zoned R-1**  
**3.1174 Acres**  
**4 Lots**

**COMMENTS:**

Mr. Richard Borg represented this subdivision plan. This plan will divide one landlocked parcel into four nonbuildable parcels and added to four adjoining properties. Mr. Ritson stated that Lot 30A was erroneously list on the plan twice and some language needs to be addressed on the plan. Mr. Borg stated that he will address all the required items.

**MOTION:**

Mr. Francese made a motion, seconded by Mr. Durishan, to recommend that this plan be sent on to the staff for technical review. Vote: 4-0. Motion carried.

**5. EXPRESS STORAGE**  
**(John D. Wagner & Laura W. Aftosmis)**  
**Tax Map No. 50-16-00-0-189**  
**(File No. 20080011)**  
**Located on Nature Park Road**

**SITE PLAN**  
**Zoned B-3**  
**3.658 Acres**  
**1 Lot**

**COMMENTS:**

Mr. Steve Philipovich represented this site plan. This plan we before the Commission in October of 2007 for a conditional use, which has since been granted by the Board of Supervisors. There will be a total of four storage buildings for a total of 39,000 square feet of leasable area. Mr. Ritson stated that the plan is complete and ready for technical review.

**MOTION:**

Mr. Durishan made a motion, seconded by Mr. Francese, to recommend that this plan be sent to the staff for technical review. Vote: 4-0. Motion carried.

**6. GAVCO MATERIALS, INC.**  
**(Gavco Materials, Inc.)**  
**Tax Map No. 50-41-00-0-101**  
**(File No. 20080013)**  
**Located on SR 3093**

**SITE PLAN**  
**Zoned I-2**  
**4.34 Acres**  
**1 Lot**

**COMMENTS:**

Mr. Ritson explained that this company processing ready mix concrete and will utilize the current structure on the property, which is located near the American Video Glass Plant and the Westmoreland County Technical Park in New Stanton. This property was formerly developed by Mark Houpp, which he never completed. Consequently, there is an incomplete stormwater plan. Gavco received a zoning change from the Board of Supervisors. This plan will mostly involve stormwater and erosion and sedimentation, but there are some pieces of equipment which must fall within the height guidelines. It is complete and ready for technical review.

**MOTION:**

Mr. Francese made a motion, seconded by Mr. Stitely, to recommend that this plan be sent on to the staff for technical review. Vote: 4-0. Motion carried

**7. ZOLLNER SUBDIVISION**  
**(William A. Zollner)**  
**Tax Map No. 50-25-00-0-069**  
**(File No. 20080015)**  
**Located at Intersection of Route 136 and Ladysmith Road**

**SUBDIVISION**  
**Zoned A-1**  
**12.13 Acres**  
**3 Lots**

**COMMENTS:**

Mr. William Zollner represented his subdivision plan. Mr. Ritson stated that this plan was previously in front of the Commission in October and then in March the Commission recommended denial of the plan. This plan is to be treated as a follow up to technical review. The plan has been revised due to PennDOT's denial of a driveway permit onto the state road. Lot No. 1 already has municipal sewage. Lots No. 2 and No. 3 have approved sewer taps. The language on the plat as to the buildable area is acceptable as to the flood zone line area.

**MOTION:**

Mr. Durishan made a motion, seconded by Mr. Francese, to recommend that this plan be sent on to the staff for technical review with the following conditions: An approved Driveway Permit from Hempfield Township for a Ladysmith Road entrance onto Lots No. 2 and 3, and on Lot No. 3 should not have a 15-foot setback in the driveway access area, but should continue up to the top of the plan, the lines at the driveway area need to be removed from the plan. Vote: 4-0. Motion carried.

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

- 1. ADK CARDIOLOGY, INC.**  
**(Dr. Bassam K. Kharma)**  
**Tax Map No. 50-13-00-0-026**  
**(File No. 20080003)**

**SITE PLAN**  
**Zoned B-3**

**COMMENTS:**

Mr. Ritson stated that the developer requested that this plan be tabled. They are having issues with the utilities.

**MOTION:**

Mr. Durishan made a motion, seconded by Mr. Francese, to table this site plan. Vote: 4-0. Motion carried.

- 2. GEORGE & TERRI REESE**  
**(George & Terri Reese)**  
**Tax Map No. 50-21-05-0-201**  
**(File No. 20080004)**

**SITE PLAN**  
**Zoned R-1**

**COMMENTS:**

Mr. George Reese represented his site plan and gave a brief description of the plan. Mr. Ritson stated that all items have been addressed except the assigned 911 addressing for each unit, which will be handled by the Township.

**MOTION:**

Mr. Durishan made a motion, seconded by Mr. Stitely, to approve this site plan conditional upon receiving the 911 addressing for each unit from the Township. Vote: 5-0. Motion carried.

**F. NEW BUSINESS: None**

**G. OLD BUSINESS:**

Mr. Shelapinsky, as at a prior meeting, stated his concern that many of the developers or their representatives choose not to attend these meetings. Mr. Ritson stated that persons submitting plans are now recommended to attend the meetings, but are not required to attend.

**MOTION:**

Mr. Shelapinsky made a motion, seconded by Mr. Francese, to mandate that all developers or their representatives are required to attend the Planning Commission Meetings.

Mr. Shelapinsky	-	Aye.
Mr. Francese	-	Aye.
Mr. Stitely	-	Aye.
Mr. Durishan	-	Aye.

Vote: 4-Yes 0-No. Motion carried.

Mr. Ritson stated that hence forth all developers will be notified that either their attendance or the attendance of their representative at the Planning Commission Meeting is mandatory.

**H. ADJOURNMENT:**

Mr. Durishan made a motion, seconded by Mr. Francese, to adjourn this meeting. Vote: 5-0. Motion carried.

The meeting was adjourned at 7:35 p.m.

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**Phil Shelapinsky, Chairman**