

**HEMPFIELD TOWNSHIP PLANNING COMMISSION
MINUTES
FEBRUARY 6, 2008
7:00 P.M.**

A. CALL TO ORDER AND APPOINTMENT OF TEMPORARY CHAIRMAN:

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. Woody Weissinger Mr. Alfred Francese
 Mr. Paul Sternick Mr. Phil Shelapinsky
 Mr. Alan Kurzinski Mr. Gerald Durishan

STAFF PRESENT: Atty. Les Mlakar Mr. Dan Schmitt
 Mr. Rob Ritson Mrs. Lynda Lytle
 Mr. Leonard Deller

Mr. Francese made a motion, seconded by Mr. Kurzinski, to nominate Mr. Ritson as the Temporary Chairman. Vote: 6-0. Motion carried.

B. NOMINATION OF PERMANENT CHAIRMAN

Mr. Kurzinski made a motion, seconded by Mr. Weissinger, to nominate Mr. Shelapinsky as the permanent Chairman of the Planning Commission. Vote: 6-0. Motion carried.

C. NOMINATION OF VICE-CHAIRMAN

Mr. Kurzinski made a motion, seconded by Mr. Sternick, to nominate Mr. Weissinger as the Vice-Chairman. Vote: 6-0. Motion carried.

D. NOMINATION AND APPOINTMENT OF SECRETARY

Mr. Kurzinski made a motion, seconded by Mr. Sternick, to nominate Mr. Francese as the Secretary. Vote: 6-0. Motion carried.

E. NOMINATION AND APPOINTMENT OF ASSISTANT SECRETARY

Mr. Kurzinski made a motion, seconded by Mr. Sternick, to nominate Mr. Stitely as the Assistant Secretary. Vote: 6-0. Motion carried.

F. APPROVAL OF MINUTES

1. January 2, 2008

Gerald Durishan made a motion, seconded by Mr. Weissinger, to approve the minutes of the January 2, 2008 Planning Commission Meeting as written. Vote: 6-0. Motion carried.

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

1. GREENGATE EAST PLAN #1

(THF Realty-Greengate East Development, LP)

Tax Map No. 50-14-00-0-081

(No. 20080001)

Located off Route 30, Greengate East Plaza

SUBDIVISION

Zoned B-3

8.999 Acres

2 Lots

Mr. Steve Philipovich of Tri-County Engineering represented this subdivision plan. They plan to build a Sonic Restaurant on the site where the old Rax Restaurant was located at Greengate East Plaza. It was their understanding that this parcel was never formally subdivided so now they are subdividing it off according to Township regulations. All utilities are available. Mr. Weissinger questioned that since this type of restaurant would have mostly outdoor parking, would it create a parking problem. Mr. Ritson stated that the existing center in nonconforming as to parking spaces. Mr. Mlakar stated that he has already done a partial technical review on the plan and a parking problem is one of the issues found. He also found that this plan encompasses part of Route 30 by deed description and that the actual area of the usable tract has not been presented as yet. Mr. Dellera feels that there was a subdivision done on this property in around 1980 and may not have been recorded. Mr. Philipovich will check further into this matter.

Motion:

Mr. Francese made a motion, seconded by Mr. Kurzinski, to forward this subdivision to be reviewed for completeness and technical review. Vote: 6-0. Motion carried.

2. ARTHUR FLOCK PLAN

(Annabelle Nora Flock)

Tax Map No. 50-27-00-0-173

(No. 20080002)

Located on Fosterville Road

SUBDIVISION

Zoned R-1

105 Acres

1 Lot

Don Harper represented this subdivision plan. This is a one-lot subdivision. It will create one buildable lot out of the current 1-1/2 acre lot. Mr. Ritson noted that the purpose was not noted on the plat.

Motion:

Mr. Weissinger made a motion, seconded by Mr. Durishan, to forward this subdivision to be reviewed for completeness and technical review. Vote 6-0. Motion carried.

3. ADK CARDIOLOGY, INC.
(Dr. Bassam K. Kharma)
Tax Map No. 50-13-00-0-026
(No. 20080003)
Located on Route 30 West

SITE PLAN
Zoned B-3
21.35 Acres

There was no representation for this site plan. Mr. Mlakar stated that the site plan is complete for review.

Motion:

Mr. Durishan made a motion, seconded by Mr. Francese, to forward this site plan to be reviewed for completeness and technical review. Vote 6-0. Motion carried.

4. GEORGE AND TERRI REESE
(George and Terri Reese)
Tax Map No. 50-21-05-0-201
(No. 20080004)
Located at intersection of Thomas School Rd and Carbon Rd

SITE PLAN
Zoned R-1
1 Lot

Mr. George Reese represented his site plan. They plan to convert the existing Thomas School into four townhouse units. The purpose and the variance must be noted on the plat. Mr. Ritson stated that the plan is complete and ready for review.

Motion:

Mr. Sternick made a motion, seconded by Mr. Francese, to forward this site plan to be reviewed for completeness and technical review. Vote: 6-0. Motion carried.

5. LIFE CHURCH OF GOD
(Life Church of God)
Tax Map No. 50-22-00-0-050
(No. 20080005)
Located at Intersection of SR130 & Slate Run Rd

SITE PLAN
Zoned A-1
4.3 Acres
1 Lot

Mr. John Vanderhoff from Life Church of God represented this site plan. They plan to build a 9,000 square foot church partially dug into the hillside. There will be 80 parking spaces. Sewage, water and electric are available. They will probably use propane for heating. The ingress/egress will be on Slate Run Road. The existing log cabin and garage will remain intact. The retention pond will be along Slate Run Road, be larger in area and maintain a low profile.

Motion:

Mr. Weissinger made a motion, seconded by Mr. Durishan, to forward this site plan to be reviewed for completeness and technical review. Vote: 6-0. Motion carried.

H. PLANS TO BE TECHNICALLY REVIEWED:

1. HEMPFIELD MINI STORAGE
(Adam Eidemiller, Inc.)
Tax Map No. 50-16-00-0-133
(No. 20070054)
Located on Roseytown Road

SUBDIVISION
Zoned B-3
6.868 Acres
2 Lots

This is a lot line adjustment being done to accommodate the mini storage. They are also asking for a zoning change on the parcel. Mr. Ritson briefly read a list of items that still need to be addressed including a reference number so that the Solicitor can review the access agreements on the parcel that the ground is being taken from, an approved sewer tap for the parcel must be presented, and a commitment letter must be presented to the Township creating a master overlay plan showing all of the lots created out of the tract to avoid future confusion. The plan will then be presented to the Board of Supervisors for conditional approval being the sewer tap and the zoning change.

No motion was needed on this plan.

2. PALADIN PROFESSIONAL CENTER
(Vale Vista Associates)
Tax Map No. 50-41-00-0-156 & 50-26-00-0-028
(No. 20070055)
Located at Lot #3 of the WCIDC Distribution Park

SITE PLAN
Zoned I-1
4.18 Acres
1 Lot

Mr. James Harshman, Mr. Van Evans and Mr. Kerry Krieder represented this site plan. This is the first lot to be developed in the WCIDC Distribution Park. There will be two entrances coming off of Excel Drive. Stormwater management approval has been received. A center walkway and steps have been added to aid pedestrian access to the lower parking lots. All items have been addressed. The traffic signal status has not as yet been determined. They plan to break ground and begin construction in late February 2008. The tenant build out is projected for the last week in September 2008. Mr. Ritson stated that this has been one of the best commercial site presented to the Township in the past year.

Motion:

Mr. Durishan made a motion, seconded by Mr. Weissinger, to approve this site plan. Vote: 6-0. Motion carried.

I. NEW BUSINESS:

- 1. RIDGEVIEW ESTATES, LLP**
(Ridgeview Estates, LLP)
Tax Map No. 50-35-00-0-001
& 50-29-00-0-046
(No. 20070028ZC)

ZONING CHANGE
from A-1 to R-2A
65 Acres
34 Acres

Located along both Brinkerton Rd (SR2009) & Mt. Pleasant Rd.

Mr. Gary Falatovich and Mr. Rizzi, the developer, represented this zoning change request. Mr. Ritson explained that this plan had been postponed awaiting the adoption of the new comprehensive plan. The comprehensive plan appears not to be moving along quickly enough to get this potential development started so they are now in front of the Planning Commission presenting their zoning change request. The developer is willing to work under the guise of the comprehensive plan when approved. The intention with this request is to develop it under the R-2A zoning and then, in the future, to request a change to a PRD. There is not a definitive concept plan due to the delay in presenting this request. They plan on building single-family homes, quad and duplex townhouse units. Similar buildings will be grouped together. They feel that they will make the best use of the land due to the topography. The Commission was concerned about how the existing four property owners felt about this type of zoning surrounding them. This land can be developed without a zoning change, but not as densely.

Motion:

Mr. Kurzinski made a motion, seconded by Mr. Sternick, to deny this zoning change request. Vote: 6-0. Motion carried.

J. OLD BUSINESS:

- 1. DAUGHERTY PLAN**
(Russell D. Daugherty)
Tax Map No. 50-27-00-0-344
(No. 20070049)

SUBDIVISION
Zoned A-1

Mr. Ritson stated that the developer and owners of the property have requested another 30-day extension. If items are not addressed, this will be the last 30-day extension received.

Motion:

Mr. Weissinger made a motion, seconded by Mr. Sternick, to table this subdivision plan. Vote: 6-0. Motion carried.

2. ZOLLNER SUBDIVISION
(William A. Zollner)
Tax Map No. 50-25-00-0-069
(No. 20070048)

SUBDIVISION
Zoned A-1

Mr. Ritson stated that all outstanding items must be addressed before the next Planning Commission meeting.

Motion:

Mr. Weissinger made a motion, seconded by Mr. Sternick, to table this subdivision plan. Vote: 6-0. Motion carried.

3. MONKEY WRENCH ROAD
(Norah Land Partners, LP)
Tax Map No. 50-18-00-0-248
(No. 20070043)

PRELIMINARY SUBDIVISION
Zoned A-1

Mr. Ritson stated that the developers have not addressed any of the thirty items found lacking on this plan. As such, unless these items have been addressed this plan will not come before the Commission again.

Motion:

Mr. Weissinger made a motion, seconded by Mr. Sternick, to table this preliminary subdivision plan. Vote: 6-0. Motion carried.

Commission Comment:

Mr. Shelapinsky stated that he is concerned that many of the developers are choosing not to attend the meeting to present their plans. Mr. Mlakar did not have a problem with them not attending the meeting when their plan is up for completeness review because the plan does come back to the Planning Commission. Letters will be sent to the developers requiring them to appear in front of the Commission to present their plan.

K. ADJOURNMENT:

Mr. Weissinger made a motion, seconded by Mr. Sternick, to adjourn the meeting. Vote: 6-0. Motion carried.

Meeting adjourned at 8:13 p.m.

Phil Shelapinsky
Chairman