

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

A. CALL TO ORDER:

Vice-Chairman, Mr. Woody Weissinger called the regular meeting of the Hempfield Township Planning Commission held in the Hempfield Township Municipal Building to order at 7:00 p.m. with the following members and staff present:

MEMBERS PRESENT: Mr. Alfred Francese Mr. Alan Kurzinski
 Mr. John Stitely Mr. Paul Sternick
 Mr. Woody Weissinger

STAFF PRESENT: Mr. Rob Ritson Mr. Leonard Delleria
 Mrs. Lynda Lytle

B. APPROVAL OF MINUTES:

1. June 4, 2008 Monthly Meeting:

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

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

1. MOM'S HOUSE PLAN OF LOTS	ZONING CHANGE
(Under Agreement to Gianelli's	from R-2 to B-2
Tax Map No. 50-21-09-077	1 Lot
(No. 20080013ZC)	.855 Acres
Located at the Corner of Carbon Road & Juniper Street	

COMMENTS:

Mr. Ritson stated that the applicant requested that this zoning change be tabled for an additional month. They were in previously and are scheduled to meet with the solicitor and Township planning staff on July 9, 2008.

MOTION:

Mr. Kurzinski made a motion, seconded by Mr. Sternick, to table the Mom's House Plan of Lots Zoning change. Vote: 5-0. Motion carried.

2. KENNAMETAL, INC.
(Kennemetal)
Tax Map No. 50-18-00-0-021
(File No. 20080024)
Located at 425 Arona Road, Irwin

SITE PLAN
Zoned I-2
.045 Acres
1 Lots

COMMENTS:

Mr. Brian Clemon represented this site plan. They will be adding a 3,500 square foot building to the existing lot expanding the facility. Mr. Ritson stated that the plan is complete and ready for technical review.

MOTION:

Mr. Kurzinski made a motion, seconded by Mr. Francese, to forward this plan for technical review. Vote: 5-0. Motion carried.

3. SONIC DRIVE-IN RESTAURANT
(NCH Hospitality, LLC – Hartley King)
Tax Map No. 50-14-00-0-081
(File No. 20080026)
Located at Route 20, Greengate Centre

SITE PLAN
Zoned B-3
1.077 Acres
1 Lot

COMMENTS:

Mr. Jeffrey Bernieberg represented this site plan. They plan to construct a Sonic Burger on the site of the former Rax Restaurant. The area is approximately 1.07 acres and will have 34 parking spaces with the building being 1,728 square feet. The entire building will be kitchen area with a drive-thru pickup window and a carhop area under a canopy along with what they call a picnic area with tables to sit and eat. Mr. Ritson stated that he and the staff had a preliminary meeting prior to submission and the plan is now complete and ready for technical review.

MOTION:

Mr. Stitely made a motion, seconded by Mr. Sternick, to forward this plan for technical review. Vote: 5-0. Motion carried.

4. FLETCHER SUBDIVISION
(Cindy L. Fletcher)
Tax Map No. 50-31-00-0-062
(File No. 20080028)
Located at intersection of Middletown Rd(SR3016) & Whigham Rd (T475)

SUBDIVISION
Zoned A-1
44.3954 Acres
4 Lots

COMMENTS:

Mr. Richard Borg represented this subdivision plan. This is a four lot subdivision. On the east side of Whigham Road she plans to create two larger lots of 12 and 13 acres. On the west side of Whigham Road she is proposing one lot with a side-lot addition. One will be 17 acres and the residual will be conveyed to the adjoining properties. They will be serviced by on-lot sewage. There is a Zone-X Flood Zone located in the stream area. The planning modules have been submitted to Mr. Jobe, S.E.O. for review. Electricity and communications are the only utilities available to the sites. Mr. Ritson stated that the application is complete and can be forwarded for technical review.

MOTION:

Mr. Kurzinski made a motion, seconded by Mr. Francese, to forward this plan for technical review
Vote: 5-0. Motion carried.

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| 5. ESTATE OF MARYBELLE JABLONSKY PLAN
(Estate of Marybelle Jablonsky)
Tax Map No. 50-28-13-0-014 & 026
(File No. 20080029)
Located at intersection of Rainbow Dr and Blue Sky Lane (just off Willow Crossing Rd.) | SUBDIVISION
Zoned R-1
2.7574 Acres
2 Lots |
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COMMENTS:

This subdivision plan was represented by Mr. Emil Bove. This is a simple subdivision being done to settle the estate of Marybelle Jablonsky. There are three lots to be consolidated into two lots (Parcel 1 and Parcel 2) with some of the property going to Mr. John Jablonsky. Planning waiver has been submitted and noted on the plan. Mr. Ritson stated that since this is a simple subdivision it can be handled administratively and the sent to the Board of Supervisors for approval.

MOTION:

Mr. Sternick made a motion, seconded by Mr. Francese, to recommend forwarding this plan for approval. Vote: 5-0. Motion carried.

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| 6. THF GREENGATE, LP
(THF Realty)
Tax Map No. 50-14-00-0-077, 079 & 278
(File No. 20080013)
Located in the Greengate Centre Plaza adjacent to the Steak & Shake | SUBDIVISION
Zoned B-3
1.3 Acres
2 Lots |
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COMMENTS:

This plan was withdrawn from the agenda by Tri-County Engineering, LLC.

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| 7. GLADYS M. MALINE ESTATE
(John J. Maline)
Tax Map No. 50-15-12-0-006
(File No. 20080031)
Located on Route 119 near Gino's Pizza Shop | FINAL SUBDIVISION
Zoned B-3
0.805 Acres
3 Lots |
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COMMENTS:

This plan was represented by Mr. Dennis Rosetti. This subdivision is being done to satisfy the estate of Gladys Maline. Since many of these buildings are nonconforming with the current setbacks, they applied for and received a variance from the Zoning Hearing Board for lot size and lot width exemptions at the building line. At this time it is planned to keep Lot #1 and sell Lot #2. There is a Zone-X Flood Zone on the lots at the stream area, but none of the existing buildings are in the flood zone. The boundary line will run right through the middle of the existing stream. Mr. Rosetti mentioned that the City of Greensburg plans on doing a flood management project. Mr. Ritson stated that he is familiar with the project, but is concerned about the city gaining right-of-way access easements to the stream. He then stated that the plan is complete and ready for technical review.

MOTION:

Mr. Francese made a motion, seconded by Mr. Kurzinski, to forward this plan for technical review.
Vote: 4-Yes. 1-No, Mr. Kurzinski. Motion carried.

D. PLANS TO BE TECHNICALLY REVIEWED:

1. ROBERT ROSS SUBDIVISION PLAN
(RoseMarie D. Appel)
Tax Map No. 50-16-00-0-013
(File No. 20080022)

SUBDIVISION
Zoned R-1
1.375 Acres
1 Lot

COMMENTS:

Mr. Dennis Rosetti represented this subdivision. This subdivision will take land noted on the plan as Parcel #1 and add it to Parcel #17. Mr. Ritson stated that the plan is ready to be forwarded on for approval by the Board of Supervisors.

MOTION:

Mr. Sternick made a motion, seconded by Mr. Stitely, to recommend approval of this plan. Vote: 5-0. Motion carried.

F. NEW BUSINESS: None

G. OLD BUSINESS: None

H. ADJOURNMENT:

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

The meeting was adjourned at 7:25 p.m.

Woody Weissinger, Vice-Chairman