

# HEMPFIELD TOWNSHIP PLANNING COMMISSION

JUNE 4, 2008

## REGULAR MONTHLY MEETING

### **A. CALL TO ORDER:**

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

**Members Present:** Mr. Phil Shelapinsky  
Mr. Alan Kurzinski  
Mr. Alfred Francese

Mr. Gerald Durishan  
Mr. Woody Weissinger

**Staff Present:** Mr. Ken Orié  
Mr. Les Mlakar  
Mrs. Denise Rosak

Mr. Len Dellerá  
Mr. Rob Ritson

### **B. APPROVAL OF MINUTES:**

Mr. Weissinger made a motion, seconded by Mr. Stitely, to approve the Planning Commission minutes for May 7, 2008 as presented. Vote: 5-Yes. Motion carried.

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

#### **EASTVIEW ENTERPRISES**

Georges Station Road  
Hempfield Township

#### **ZONING CHANGE # 20080008ZC**

**And # 20080009ZC**

Zoned R-1B to B-3

2 Lots

Acres

### **COMMENTS:**

Mr. Richard Schmizzi represented the Eastview Enterprises zoning change request for properties located along Georges Station Road. Mr. Schmizzi made a short presentation including the surrounding zoning of the neighboring properties, which are mostly business, photos, and the poor conditions of the structures located upon the property. He also advised the Planning Commission that the proposed zoning would be conducive with the Township's proposed comprehensive plan – specifically, the expansion of the Route 30 corridor. Mr. Schmizzi stated that the properties in question would not be conducive to residential uses.

### ***Motion:***

Mr. Durishan made a motion, seconded by Mr. Francese, to recommend the Eastview Enterprises Zoning Change Request No.# 20080008ZC and 20080009ZC from R-1B to B-3 for Eastview Enterprises. Vote: 5-0. Motion carried.

**MOM'S HOUSE PLAN OF LOTS**

*Michael P. & Lindsay Giannilli (Under Agreement)*

Carbon Road at Juniper Street at Thomas School Rd.

Hempfield Township

**ZONING CHANGE # 20080013ZC**

Zoned R-2 to B-2

1 Lot

.855 Acres

**COMMENTS:**

Mr. Mlakar advised the Planning Commission that the applicant requested the Mom's House zoning change request be tabled until next month's meeting.

***Motion:***

Mr. Durishan made a motion, seconded by Mr. Kurzinsky, to table the Mom's House Zoning Change Request No.# 20080013ZC, as per the request of the applicant. Vote: 5-0. Motion carried.

**ROBERT ROSS**

RoseMarie D. Appel

Meadowlane Road

Hempfield Township

**SUBDIVISION # 20080022**

Zoned R-1

1 Lot

1.375 Acres

**COMMENTS:**

Ms. RoseMarie Appel, property owner, represented the Robert Ross subdivision plan. She explained that she had the house on the property built for her son. However, the back of the lot comes to a triangle. Ms. Appel said the neighboring property owner, Ross, desires the property to adjoin to his back yard.

The staff noted that the surveyor, Mr. Rosatti, was advised to depict the neighboring properties and houses, and that the plan would be considered administrative.

***Motion:***

Mr. Kurzinski made a motion, seconded by Mr. Weissinger, to recommend the Robert Ross Subdivision Plan #20080022 be forwarded for technical review by the Township staff. Vote: 5-0. Motion carried.

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

**EXPRESS STORAGE**

*John C. Wagner & Laura W. Aftosmis*

Hempfield Township

**SITE PLAN # 20080011**

Zoned B-3

1 Lot

3.66 Acres

**COMMENTS:**

*Mr. Weissinger recused himself from discussion and consideration involving the VanFleet-Howald Site Plan.*

Mr. Steve Pilopivich of Tri-County Engineering represented the Express Storage Site Plan #20080011, which proposes a self-storage facility. He said the comments from the professional staff of the Township have been addressed.

Mr. Ritson noted to the Planning Commission the outstanding concerns: Stormwater management, financial security, and the necessary agreements.

***Motion:***

Mr. Kurzinski made a motion, seconded by Mr. Francese, to approve the Express Storage Site Plan # 20080011 contingent upon the following: Stormwater management, financial security, and the necessary agreements. Vote: 4-0. Mr. Weissinger recused himself. Motion carried.

**NEW STANTON ASSEMBLY OF GOD**

**SITE PLAN # 20080016**

Zoned A-1

Thermo Village Road

1 Lot

Hempfield Township

1.044Acres

**COMMENTS:**

Mr. Rob Slater represented the New Stanton Assembly of God site plan. He explained that the project planned is a 3,100 square foot addition to the existing facility. Mr. Slater advised the Planning Commission that all of the concerns expressed by the Township staff have been addressed except for the stormwater management approval and the execution of the agreements, which are pending.

Mr. Orie advised Mr. Slater that a water line is being proposed in the area in question. He said that the Municipal Authority of Westmoreland County will be contacting the property owners to be affected. More specifically, Mr. Orie said that the New Stanton Assembly of God would be contacted by the water company requesting an easement to run the line along their property line. Accordingly, Mr. Orie asked that the easement be recorded on the site plan.

Mr. Orie advised Mr. Slater that the Township could not grant his variance request from the fifty percent discharge rate with respect to financial concerns because the Township cannot look at finances as a reason not to require compliance with stormwater management. Mr. Slater questioned the fact of a minor addition requiring stormwater management. Mr. Orie explained that the new requirements do not permit the Township to recognize the fact that the property already has a main structure upon the site.

Mr. Ritson advised the Planning Commission of the following outstanding concerns: Stormwater management with financial security and review of the parking spaces.

***Motion:***

Mr. Durishan made a motion, seconded by Mr. Francese, to recommend the New Stanton Assembly of God Site Plan #20080016 be approved contingent upon the following: Stormwater management approval and receipt of financial security, agreements, and resolution of the concerns regarding the parking spaces. Vote: 5-0. Motion carried.

**VANFLEET – HOWALD**

*Kevin P. VanFleet & Eileen P. Howald*

Everglade Road at Route 30 West

Hempfield Township

**SITE PLAN # 20080018**

Zoned B-3

1 Lot

7.2799 Acres

**COMMENTS:**

Mr. Gary Baird of fLennon, Smith, Souleret Engineering, Inc., represented the VanFleet-Howald Site Plan #20080018, which is the property where the old Pizza Hut is located at Everglade Road and Route 30. He explained that the proposed two-story building will be 20,000 square feet, which will be located at the rear of the lot. Mr. Baird advised the Planning Commission that most of the items presented by the Township staff have been addresses. However, he explained to the Commission the concerns that he recently met with the Township to address including the entrances to Everglade Road and Route 30.

Mr. Shelapinsky commented that he had concerns with the two entrances being so close to each other. He asked whether a traffic study was performed. Mr. Baird responded that a study was not performed because it was not warranted.

Mr. Ritson advised the Planning Commission of the following outstanding concerns: Stormwater management approval and receipt of financial security, agreements, Township Highway Occupancy Permit, road improvements on accesses to Everglade Road and Route 30, and stormwater discharge Highway Occupancy Permit.

***Motion:***

Mr. Francese made a motion, seconded by Mr. Durishan, to approve the VanFleet-Howald Site Plan # 20080018 contingent upon the following: Stormwater management approval and receipt of financial security, agreements, Township Highway Occupancy Permit, road improvements on accesses to Everglade Road and PennDot entrance, and stormwater discharge Highway Occupancy Permit. Vote: 5-0. Motion carried.

**E. NEW BUSINESS: (None)**

**F. OLD BUSINESS: (None)**

**G. ADJOURNMENT:**

MEETING ADJOURNED 7:43 P.M.

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Phil Shelapinsky, Chairman