

HEMPFIELD TOWNSHIP PLANNING COMMISSION

MARCH 5, 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. John Stitely
Mr. Alan Kurzinski

Mr. Gerald Durishan
Mr. Woody Weissinger
Mr. Alfred Francese

Staff Present: Mr. Ken Orie
Mr. Les Mlakar
Mrs. Denise Rosak

Mr. Len Dellera
Mr. Rob Ritson

B. APPROVAL OF MINUTES:

Mr. Kurzinski made a motion, seconded by Mr. Weissinger, to approve the Planning Commission minutes for February 6, 2008 as presented. Vote: 6-Yes. Motion carried.

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

RIDGEVIEW ESTATES, LLP

No. 20080006 & 7

Brinkerton Road and Mt. Pleasant Road

Hempfield Township

ZONING CHANGE

Zoned A-1 to R-1

1 Lot

94.526Acres

COMMENTS:

Mr. Gary Falatovich represented the Ridgeview Estates, LLP zoning change request. Mr. Tom Rizzi of Ridgeview Estates, LLP was also present. Mr. Falatovich advised the Planning Commission that their suggestion from last month's meeting was taken whereby submitting a zoning change request from A-1 to R-1. The property is surrounded by other residential type developments. He noted that the Board of Supervisors recently approved a zoning change request for Fairfield Estates, which is just 200 to 300 feet to the north of the site in question. Mr. Falatovich stressed that the property is not conducive to agricultural. He did advise the Planning Commission that if the property is rezoned R-1, the applicant will revisit the Township to try to develop it as a Planned Residential Development in order to permit mixed uses. Due to the topography and slopes of the property, it would be more suitable for residential development.

Motion:

Mr. Durishan made a motion, seconded by Mr. Weissinger, to recommend the zoning change request from Ridgeview Estates, LLP, No. 20080006 & 7, to the Hempfield Township Board of Supervisors. Vote: 6-Yes. Motion carried.

EASTVIEW ENTERPRISES

No. 20080008 & 9
Georges Station Road
Hempfield Township

ZONING CHANGE

Zoned R-1B to B-3
2 Lots
Acres

COMMENTS:

Mr. Falatovich noted that no one present to represent the Eastview Enterprises zoning change request.

Motion:

Mr. Alfred Francese made a motion, seconded by Mr. Durishan, to table the zoning change request of Eastview Enterprises, No. 20080008 & 9. Vote: 6-Yes. Motion carried.

D. PLANS TO BE TECHNICALLY REVIEWED:

ARTHUR FLOCK PLAN

Annabelle Nora Flock
Fosterville Road
Hempfield Township

SUBDIVISION # 20080002

Zoned R-1
1 Lot
1.5 Acres

COMMENTS:

Mr. Don Harper represented the Arthur Flock subdivision Plan. He explained the purpose of the subdivision is to subdivide acre and a half to create two lots, which will be creating one new buildable lot.

Mr. Weissinger and Mr. Durishan expressed concerns that more should be done to the plan to address the water issues.

Mr. Orie stressed to the Planning Commission his concern of a large volume of surface water being conveyed to the property. He said he wants to make sure that if anybody builds their house in the middle of the lot, whether or not you relocated the basin is not going to stop all of the water from going in the back door of the structure. The conditions on the site are very low. Mr. Mlakar commented that language can be added on the plan that the drainage easement the Township does not warrant the adequacy of the drainage easement and that any prospective purchaser is on notice that that is subject to possible flooding. This would protect the Township from further liability. In addition, there is language that can be added that if the drainage course is ever relocated, that they have to come into the Township for approval of a storm sewer permit. Mr. Ritson advised the Planning Commission that most of the technical review comments were addressed except for the following: a. Hempfield Township Municipal Authority and Department of Environmental Protection for new lot;

Motion:

Mr. Kurzinski made a motion, seconded by Mr. Stitely, to recommend approval of the Arthur Flock Plan Subdivision, No. 20080002 contingent upon the following: The Township solicitor providing Mr. Harper with some language that would essentially notify the prospective purchaser of the potential issues and also that this language be noted in large print on the plan. Furthermore, approval is contingent upon Hempfield Township Municipal Authority and Department of Environmental Protection. Vote: 5-Yes. 2-No – Mr. Weissinger and Mr. Durishan. Motion carried.

ADK CARDIOLOGY, INC.

Dr. Bassam K. Kharma

Rte. 30 West at Possum Hollow Road

Hempfield Township

SITE PLAN #20080003

Zoned B-3

Lot

21.35 Acres

COMMENTS:

Mr. Ritson advised the Planning Commission that a letter of request was received that the site plan for ADK Cardiology, Inc. be tabled.

Motion:

Mr. Weissinger made a motion, seconded by Mr. Durishan, to table the ADK Cardiology, Inc. site plan, No. 20080003, as requested by the applicant. Vote: 6-Yes. Motion carried.

GEORGE & TERRI REESE

Thomas School Rd. at Garden Street

Hempfield Township

SITE PLAN #20080004

Zoned R-1

1 Lot

Acres

COMMENTS:

Mr. Dennis Rosatti, land surveyor, and Mr. George Reese were present at the meeting. Mr. Rosatti advised the Planning Commission of the following: a. Spelling errors will be corrected; b. Purpose of the addition is to turn the existing structure into a four-unit townhouse; c. Zoning Hearing Board approval was received for the non-conforming use and the size of the addition; Size of the existing building is 3,646 square feet and the proposed addition shown on the plan is 1,250 square feet. However, the size of the addition will mostly likely change after the architect looks at the building; No new impervious areas will be created; The existing grass will be maintained and none of the grassy areas will be disturbed;

Mr. Ritson and Mr. Mlakar advised the Planning Commission that most of the technical review comments have been addressed satisfactorily except for the following: Hempfield Township Municipal Authority approval for the taps; Show more detail on a separate sheet of the grass swale; Show more detail on the drawing of the ingress and egress to the entrance to the units. Furthermore, it was recommended the plan be tabled until the exact size of the addition can be noted on the site plan. Mr. Ritson requested that Mr. Rosatti submit a letter to the Township waiving the 90-day time period. He said the site plan will be done in the next 30 days.

Motion:

Mr. Kurzinski made a motion, seconded by Mr. Durishan, to table the George and Terri Reese subdivision plan # 20080004. Vote: 6-Yes. Motion carried.

LIFE CHURCH OF GOD
Route 130 at Slate Run Road

Hempfield Township

SITE PLAN #20080005
Zoned A-1
1 Lot
4.3 Acres

COMMENTS:

Mr. John Vanderhoff and Pastor Dan Kazen represented the Life Church of God site plan. Mr. Vanderhoff advised that he believed that most of the technical review comments were addressed.

Mr. Ritson advised the Planning Commission of the following outstanding requirements: Storm water management; 911 Address for the structure; Executed developer's agreement; Executed Best Management Practices and Memorandum of Understanding Agreements; PennDot Highway Occupancy Permit; and Hempfield Township Municipal Authority and Department of Environmental Protection approval.

Motion:

Mr. Durishan made a motion, seconded by Mr. Kurzinski, to recommend approval of the Life Church of God site Plan, No. 20080005, contingent upon the following: Storm water management; 911 Address for the structure; Executed developer's agreement; Executed Best Management Practices and Memorandum of Understanding Agreements; PennDot Highway Occupancy Permit; and Hempfield Township Municipal Authority and Department of Environmental Protection approval. Vote: 6-Yes. Motion carried.

E. NEW BUSINESS: (None)

F. OLD BUSINESS:

1. **Daugherty Plan - #20070049 – (Russell D. Daugherty) – Tax Map # 50-27-00-0-344** – Mr. Ritson recommended to the Planning Commission that the Daugherty Plan be denied for failure to address the comments from the technical review. Mr. Kurzinski made a motion, seconded by Mr. Durishan, to deny the Daugherty Plan, #20070049, for failure to address the technical review comments. Vote: 6-Yes. Motion carried.

2. **Zollner Subdivision -- #20070048 – (William A. Zollner) – Tax Map # 50-25-00-0-069** – Mr. Ritson recommended to the Planning Commission that the Zollner Plan be denied for failure to address the comments from the technical review. Mr. Kurzinski made a motion, seconded by Mr. Durishan, to deny the Zollner Plan, #20070048, for failure to address the technical review comments. Vote: 6-Yes. Motion carried.

3. **Monkey Wrench Road -- #20070043 – Norah Land Partners, L.P. – Tax Map # 50-18-00-0-248** – Mr. Ritson recommended to the Planning Commission that the Monkey Wrench Road Plan be denied for failure to address the comments from the technical review. Mr. Kurzinski made a motion, seconded by Mr. Durishan, to deny the Monkey Wrench Road plan, #20070043, for failure to address the technical review comments. Vote: 6-Yes. Motion carried.

G. ADJOURNMENT:

Motion:

Mr. Francese made a motion, seconded by Mr. Weissinger to adjourn the meeting at 7:50 p.m. Vote: 6-Yes.
Motion carried.

MEETING ADJOURNED 7:50 P.M.

Phil Shelapinsky, Chairman