

# HEMPFIELD TOWNSHIP PLANNING COMMISSION

MAY 7, 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. Paul Sternick

Mr. Gerald Durishan  
Mr. Woody Weissinger

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

Mr. Len Deller  
Mr. Rob Ritson

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

Mr. Durishan made a motion, seconded by Mr. Stitely, to approve the Planning Commission minutes for April 2, 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. Shelapinsky noted that the applicant requested the zoning change be tabled.

**NEW STANTON ASSEMBLY OF GOD****SITE PLAN # 20080016**

Thermo Village Road  
Hempfield Township

Zoned A-1  
1 Lot  
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, a covered entrance, and lastly some slight modification in the parking lot. Furthermore, he said the purpose of the project is for providing classrooms for Sunday school and some evening classes, too. He also added that the parking improvements will provide an additional 35 parking spaces.

Mr. Mlakar inquired about the sewage. Mr. Slater said that there is on-lot sewage on the property. He noted there are bathroom facilities planned in the addition. However, he does not think they will be increasing the load.

***Motion:***

Mr. Stitely made a motion, seconded by Mr. Sternick, to recommend the New Stanton Assembly of God Site Plan #20080016 be forwarded for technical review by the Township staff. Vote: 5-0. Motion carried.

**MOM'S HOUSE PLAN OF LOTS****ZONING CHANGE # 20080013ZC**

*Michael P. & Lindsay Giannilli (Under Agreement)*  
Carbon Road at Juniper Street at Thomas School Rd.  
Hempfield Township

Zoned R-2 to B-2  
1 Lot  
.855 Acres

**COMMENTS:**

Attorney Dennis Zelcotto represented Michael Giannilli, one of the owners of Giannilli's Restaurant. He explained that the Giannilli's are seeking to expand their existing restaurant to include additional catering and banquet type services. Giannilli's Restaurant adjoins the property in question. Mr. Zelcotto advised that the Giannilli's are requesting a zone change to B-2 simply because that zoning classification includes restaurant facilities. However, they would prefer a zoning change to B-1 with a special exception, because it would be conducive to the neighborhood.

Mr. Deller, Zoning Officer, advised that the zoning in the immediate area is all mixed up. He noted the following zonings: The Giannilli's Restaurant is R-1, to the right of the restaurant is R-1, the Carbon Fire Hall is R-1 or maybe B-3, and Jioio's Restaurant is R-1. Mr. Deller said that all of the uses in the properties he mentioned are non-conforming uses.

Mr. Ritson said that it's possible approval could be granted for B-1 with special exception. Mr. Mlakar recommended that the zoning change application be resubmitted to include all three (3) parcels to be changed to the same zoning classification. The resubmittal of the updated zoning change request application will be covered by the initial fee charged.

***Motion:***

Mr. Durishan made a motion, seconded by Mr. Weissinger, to table the Mom’s House Plan of Lots Zoning Change #20080013ZC conditioned upon an amended application to be presented by the next Planning Commission meeting conglomerating the properties affected. Vote: 5-0. Motion carried.

<b>CIAVARRA - NAVE</b> <i>Christine M. Nave ETAL</i> Whitetail Lane at Crissinger Road Hempfield Township	<b>SUBDIVISION # 20080017</b> Zoned R-1B 1 Lot 1.223 Acres
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**COMMENTS:**

Mr. Art Kromel represented the Ciavarra-Nave subdivision plan. He explained that Ciavarra and Nave are neighbors that purchased Lot 38 with the intention of subdividing it to make both yards bigger.

Mr. Ritson advised that the staff recommended the subdivision plan be forwarded for technical review. He noted that that the plan is administrative and will be forwarded to the Supervisors for consideration.

***Motion:***

Mr. Weissinger made a motion, seconded by Mr. Sternick, to recommend the Ciavarra-Nave Subdivision Plan #20080017 be forwarded for technical review and then to the Supervisors for consideration. Vote: 5-0. Motion carried.

<b>VANFLEET - HOWALD</b> <i>Kevin P. VanFleet &amp; Eileen P. Howald</i> Everglade Road at Route 30 West Hempfield Township	<b>SITE PLAN # 20080018</b> Zoned B-3 1 Lot 7.2799 Acres
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**COMMENTS:**

Mr. Gary Baird represented the VanFleet-Howald site plan. He explained that the owner is planning on constructing a two-story office building with additional parking in front of the building. Mr. Baird said that this is the property where the old Pizza Hut is located. He added that the proposal includes having entrances on Route 30 and Everglade Road.

Mr. Ritson went on record stating that the Township will be expecting the developer to make improvements to S.R. 30 and Everglade Road for the site plan. The applicant responded that it would be no big deal to delete the Everglade Road entrance. Mr. Mlakar said that during the staff review both options would be taken into consideration.

***Motion:***

Mr. Sternick made a motion, seconded by Mr. Durishan, to recommended the VanFleet-Howard Site Plan # 20080018 be forwarded for technical review by the Township staff. Vote: 5-0. Motion carried.

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

**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 withdrawn.

**BOGAC PLAN NO. 3**

*William A. & Frieda M. Bogac*

Private Lane off of Route 136

Hempfield Township

**SUBDIVISION # 20080008**

Zoned A-1

3 Lots

6.2996 Acres

**COMMENTS:**

Mr. William Bogac represented the Bogac Plan No. 3 subdivision plan. He explained that there are three (3) lots on the driveway. Mr. Bogac said that the plan changes the right-of-way from the left of his house to the right, to accommodate his son's driveway.

Mr. Mlakar advised that a private road agreement will be necessary signed by Mr. Bogac, Mr. Bogac's son, and Mr. and Mrs. Semekoski. The Township will provide the private road agreement to be completed by all parties concerned. Mr. Ritson recommended approval of the Bogac Plan No. 3 contingent upon the private road agreement, which the Township will provide to the applicant. Mr. Mlakar noted that the private road agreement would get recorded with the subdivision plan.

***Motion:***

Mr. Durishan made a motion, seconded by Mr. Stitely, to recommend approval of the Bogac Plan No. 3 Subdivision Plan #20080008 contingent upon the private road agreement. Vote: 5-0. Motion carried.

**EXPRESS STORAGE**

*John D. Wagner & Laura W. Aftosmis*

Nature Park Road

Hempfield Township

**SITE PLAN #20080011**

Zoned B-3

1 Lot

3.658 Acres

*Mr. Woody Weissinger recused himself from discussion and consideration for the Express Storage Site Plan.*

**COMMENTS:**

Mr. Don Hixson of Tri-County Engineering represented Revest Properties' Express Storage site plan. He noted that the plan received conditional use approval.

Mr. Shelapinsky questioned the landscaping being shown on the adjacent property? Mr. Baird and Mr. Wagner said the areas of green are existing landscaping. They said there is portion of that area, specifically 5 (5) foot beside there that is black shown as landscaping added that has additional landscaping around the frontage of the entrance. Mr. Wagner said that they did that to make it conducive with the existing landscaping. He further explained that the landscaping is shown because we (partner in Revest) have the perpetual right for cross easements. Mr. Wagner said it is within the 30' access easement and they do have the right per Paula Teacher and said agreements were submitted to the Township.

Mr. Ritson said that the Township to date has never received the stormwater management plan and reports for the site plan. Mr. Baird said he believed they were submitted and would provide them again. In addition, he noted that the lighting and landscaping plan was submitted after it was requested, but the staff has not had an opportunity to review it thoroughly because of its late submittal. Mr. Orie advised that he had concerns with respect to drainage and easements. Ritson recommended the Planning Commission table the site plan until next month.

***Motion:***

Mr. Durishan made a motion, seconded by Mr. Sternick, to table the Express Storage Site Plan # 20080011 due to outstanding information. Vote: 5-0. Motion carried.

**GAVCO MATERIALS, INC.**

S.R. 3093

Hempfield Township

**SITE PLAN #20080013**

Zoned I-2

1 Lot

4.34 Acres

**COMMENTS:**

Mr. Jason Horner of Eartheq, Inc. represented the GAVCO Materials, Inc. site plan. He said that the project is that of the former M & C Construction site which was never fully developed. He explained that proposed for the site is a concrete batch plant. The property owner plans on using the existing building that was for office space and storage; paving the entire site; providing aggregate storage bins and truck wash basins, which would be the underground stormwater detention facilities. It is proposed that the stormwater would be recycled to the truck wash basins and stone quarry or blacktop plant. Mr. Horner noted that they are still in the process of acquiring easements from the adjacent property owners for the stormwater drainage.

Mr. Mlakar commented that the plan could move forward contingent upon obtaining of the easements, final review by the Township engineer, receipt of financial security, predicated on the waiving of the 90-day review time period.

***Motion:***

Mr. Sternick made a motion, seconded by Mr. Stitely, to recommend approval of the GAVCO Materials, Inc. Site Plan # 20080013 contingent upon the following: Stormwater management plan, financial security, easements obtained, and waiving the 90-day review time period. Vote: 4-Yes. 1-No-Mr. Weissinger. Motion carried.

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

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

**G. ADJOURNMENT:**

***Motion:***

Mr. Weissinger made a motion, seconded by Mr. Durishan to adjourn the meeting at 7:55 p.m. Vote: 5-Yes.  
Motion carried.

MEETING ADJOURNED 7:55 P.M.

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Phil Shelapinsky, Chairman