

# HEMPFIELD TOWNSHIP PLANNING COMMISSION

SEPTEMBER 3, 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 Orie  
Mr. Les Mlakar  
Mrs. Denise Rosak

Mr. Len Deller  
Mr. Rob Ritson

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

Mr. Weissinger made a motion, seconded by Mr. Stitely, to approve the Planning Commission minutes for August 6, 2008 as presented. Vote: 5-Yes. Motion carried.

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

**VICTOR F. MILLER**

*Victor F. & Dolores J. Miller*

Whigham Road

Hempfield Township

**SUBDIVISION # 20080041**

Zoned A-1

1 Lot

3.58 Acres

### **COMMENTS:**

Mr. Emil Bove of Bove Engineering represented the Victor F. Miller Subdivision Plan No. 20080041. The purpose of the subdivision is to correct a mistake in the original subdivision plan, the Mitchell/Curley subdivision, completed in May 1995, wherein Mr. Miller acquired A-1 and B-1 from the Curley property. The subdivision will correct the error which landhooks to the 8 acre parcel instead of the 2 acre parcel in front.

Mr. Mlakar commented that the plan is satisfactory to be forwarded on for technical review.

***Motion:***

Mr. Weissinger made a motion, seconded by Mr. Francese, to forward the Victor F. Miller Subdivision Plan # 20080041 onto the planning staff for technical review. Vote: 5-Yes. Motion carried.

<b>GOODMAN ESTATE</b> <i>Estate of John Goodman</i> Moores Grove Road Hempfield Township	<b>SUBDIVISION # 20080042</b> Zoned A-1 1 Lot 1.5 Acres
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**COMMENTS:**

Mr. Robert Deglau of Allstate Mapping & Land Survey represented the Goodman Estate Subdivision Plan # 20080042. He explained that the purpose of the single lot subdivision is to divide a 1.5 acre parcel, with an existing mobile home and garage, from the Goodman estate farm for the last son. Eight years ago the original subdivision included dividing property off for three of the four sons.

Mr. Mlakar commented that the plan is satisfactory to be forwarded on for technical review. In addition, he asked Mr. DeGlau to provide the Township with a copy of the will from the Goodman Estate.

***Motion:***

Mr. Francese made a motion, seconded by Mr. Stitely, to forward the Goodman Estate Subdivision Plan #20080042 onto the planning staff for technical review. Vote: 5-Yes. Motion carried.

<b>MITCHELL PLAN OF LOTS #2</b> Tim Mitchell Beech Hills Road Hempfield Township	<b>SUBDIVISION # 20080043</b> Zoned A-1 2 Lots 15.791 Acres
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**COMMENTS:**

Mr. Tim Mitchell, accompanied by John Lechner of ERA Realty, represented the Mitchell Plan of Lots #2 Subdivision Plan # 2080043. He explained that the purpose of the subdivision is to divide one lot from the existing property. Furthermore, Mr. Mitchell noted that the lot to be subdivided has been approved for an on-site above-ground sand mound to be located in the center of the property.

Mr. Mlakar commented that the plan is satisfactory to be forwarded on for technical review.

***Motion:***

Mr. Stitely made a motion, seconded by Mr. Sternick, to forward the Mitchell Plan of Lots #2 Subdivision Plan #20080043 onto the planning staff for technical review. Vote: 5-Yes. Motion carried.

**GREG MILLER**

Gregory L. & Joyce A. Miller  
 Route 66 at Old Rte. 66  
 Hempfield Township

**SUBDIVISION # 20080044**

Zoned B-2  
 3 Lots  
 4.8 Acres

**COMMENTS:**

Mr. Richard Bourg of Victor P. Regola and Associates, Inc. represented the Greg Miller Subdivision Plan # 20080044. He explained that the property in question is the location of the 66 Suds Carwash on Route 66 near the North Hempfield Volunteer Fire Department. Mr. Bourg said that the purpose of the subdivision is to divide the parcel into 3 parts – one acre would contain the existing carwash; and Lots 2 and 3 are being proposed for future commercial development. In addition, he noted that the plan proposes to construct an access road between Route 66 and Old Route 66. He added that the property’s zoning is B-2.

Mr. Ritson questioned on the plan the “access road” proposed. Mr. Bourg responded that it would be a driveway and he would so note it on the plan.

Mr. Mlakar commented that the plan is satisfactory to be forwarded on for technical review.

***Motion:***

Mr. Weissinger made a motion, seconded by Mr. Francese, to forward the Greg Miller Subdivision Plan #20080044 onto the planning staff for technical review. Vote: 5-Yes. Motion carried.

**DAISY I. REYNOLDS**

Daisy I. Reynolds  
 Middletown Road  
 Hempfield Township

**SUBDIVISION # 20080045**

Zoned A-1  
 2 Lots  
 55.236 Acres

**COMMENTS:**

Mr. Ron Regola of Robert T. Regola Surveying represented the Daisy I. Reynolds Subdivision Plan # 20080045. He explained that the purpose of the subdivision is to subdivide the existing tract into 2 lots for Mrs. Reynold’s sons. The property is located on Middletown Road before the turnpike bridge.

Mr. Mlakar commented that the plan is satisfactory to be forwarded on for technical review.

***Motion:***

Mr. Stitely made a motion, seconded by Mr. Sternick, to forward the Daisy I. Reynolds Subdivision Plan #20080045 onto the planning staff for technical review. Vote: 5-Yes. Motion carried.

**WORD OF LIFE MINISTRIES**

Word of Life Ministries, Inc.  
 West Newton Road at Fosterville Rd.  
 Hempfield Township

**SITE PLAN # 20080046**

Zoned R-1B  
 14.93 Acres

**COMMENTS:**

Mr. Ron Giggler of Bankson Engineers, Inc. represented the Word of Life Ministries Site Plan # 20080046. He explained that the purpose of the site plan is for the construction of a 7,800 square foot church building addition and associated site improvements.

Mr. Mlakar commented that the plan is satisfactory to be forwarded on for technical review.

***Motion:***

Mr. Francese made a motion, seconded by Mr. Weissinger, to forward the Word of Life Ministries Site Plan #20080046 onto the planning staff for technical review. Vote: 5-Yes. Motion carried.

**HEMPFIELD MINI STORAGE  
 ADDITION – PHASE II**

Adam Eidemiller, Inc.  
 Roseytown Road  
 Hempfield Township

**SITE PLAN # 20080043**

Zoned I-1  
 2 Lots  
 11.822 Acres

**COMMENTS:**

Mr. Steve Pilipovich of Tri-County Engineering represented the Hempfield Mini Storage Addition, Phase II, Subdivision # 20080043. He said that the Hempfield Mini Storage site is located along Roseytown Road, near Donohoe Road. Mr. Pilipovich explained that the purpose of the site plan is to construct 3 additional self-storage buildings.

Mr. Mlakar commented that the plan is satisfactory to be forwarded on for technical review.

***Motion:***

Mr. Weissinger made a motion, seconded by Mr. Francese, to forward the Hempfield Mini Storage Addition, Phase II, Site Plan #20080043 onto the planning staff for technical review. Vote: 5-Yes. Motion carried.

**SCHULTZ PLAN #2**

Paul Schultz  
 Rocky Mountain Road  
 Hempfield Township

**SUBDIVISION # 20080049**

Zoned A-1  
 1 Lot  
 35 Acres

**COMMENTS:**

No one was present for the Schultz Plan #2 Subdivision Plan # 20080049.

Mr. Mlakar commented that the plan is satisfactory to be forwarded on for technical review.

***Motion:***

Mr. Weissinger made a motion, seconded by Mr. Stitely, to forward the Schultz Plan #2 Subdivision Plan # 20080049 onto the planning staff for technical review. Vote: 5-Yes. Motion carried.

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

**PA STATE EDUCATION ASSOC.**

*Pa. State Education Assoc.*

944 Old State Route 119, Hunker

Hempfield Township

**SITE PLAN # 20080032**

Zoned B-2

1 Lot

2.08 Acres

**COMMENTS:**

Ms. Adele M. Beaves of Civil and Environmental Consultants, Inc. represented the Pennsylvania State Education Association (PSEA) Site Plan # 20080032. She said that the property is located on Old State Route 119, near Sony. Ms. Beaves explained that the project includes approximately a 10,000 square-foot addition to the existing PSEA office building, including pavement rehabilitation, landscaping, sidewalks, curbs, and a stormwater management system.

Mr. Ritson noted that the plan can be approved contingent upon stormwater management and sanitary sewage approvals.

***Motion:***

Mr. Sternick made a motion, seconded by Mr. Francese, to recommend approval of the Pennsylvania State Education Association Site Plan # 20080032 contingent upon stormwater management and sanitary sewage approvals. Vote: 5-Yes. Motion carried.

**WESTMORELAND CO. IND. DEV. CORP.**

**Lot #19**

*Westmoreland Co. Ind. Dev. Corp.*

Westec Drive

Hempfield Township

**SUBDIVISION # 20080035**

Zoned I-2

2 Lots

91.04 Acres

**COMMENTS:**

Mr. Jason Rigone, deputy director of the Westmoreland County Industrial Development Corporation, represented its Subdivision Plan #20080035. He explained that this subdivision, specifically Lot #19, located at the most northern point, is the last lot in the Westmoreland Technology Park. Mr. Rigone explained that the purpose of the subdivision is to create 2 lots for development purposes – Parcel A would be a pad ready site including a stormwater facility for a new industrial development; Parcel B would be the residual lot left at the northern end. He noted that the property is zoned I-2, Heavy Industrial. Mr. Rigone

said that the majority of the Westmoreland Technology Park is located in East Huntingdon Township, which also maintains the roadways in the Park. Lastly, he commented on the 4 concerns raised in the technical review letter from the planning staff as follows: (1) Provided Non-Building Waiver for Parcel B because of the topography being a wooded hillside; (2) Included a 70 foot setback notation on the plan from the gas well on Parcel A; (3) Cul-de-sac or turnaround area dedicated right-of-way included on the plan in case PennDot requires East Huntingdon Township to provide one; (4) Removed the access drive mistakenly added to the original subdivision plan;

Mr. Ritson requested a letter of approval be provided to Hempfield Township from East Huntingdon Township regarding the dedicated cul-de-sac. Mr. Ritson said that the plan can be approved contingent upon receipt of an approval letter from East Huntingdon Township and signed mylars.

***Motion:***

Mr. Francese made a motion, seconded by Mr. Stitely, to recommend approval of the Westmoreland County Industrial Development Corporation's Lot #19 Subdivision Plan # 20080035 contingent upon receipt of an approval letter from East Huntingdon Township and signed mylars. Vote: 5-Yes. Motion carried.

**E. NEW BUSINESS:**

1. **Plans Before the Commission Without Representation** – Mr. Shelapinsky raised his serious concerns with making a decision on a plan without formal representation at the meeting. Mr. Mlakar advised that in the future representation can be mandated in the revised ordinance.

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

**G. ADJOURNMENT:**

MEETING ADJOURNED 7:55 P.M.

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Phil Shelapinsky, Chairman