

# HEMPFIELD TOWNSHIP PLANNING COMMISSION MEETING June 1, 2011 7:00 P.M.

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## A. CALL TO ORDER:

The regular meeting of the Hempfield Township Planning Commission held in the Hempfield Township Municipal Building began at 7:00 p.m. with the following members and staff present:

**MEMBERS PRESENT:** Mrs. Patricia Volpe Mr. William Benton

**STAFF PRESENT:** Mr. Les Mlakar Mr. Dan Schmitt  
Mr. Leonard Dellera Mrs. Lynda Lytle

Mr. Mlakar handled the meeting. Since there was not a quorum there was no action taken on agenda items. Mr. Mlakar stated that due to time constraints he and the staff will continue to be in contact with the developers regarding the plans listed.

## B. APPROVAL OF MINUTES:

1. April 6, 2011; Monthly Meeting:
2. May 4, 2011; Monthly Meeting:

No action was taken.

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

- |                                    |                      |
|------------------------------------|----------------------|
| 1. EVANGELISTE FARM                | <b>SUBDIVISION</b>   |
| (Mark & Katherine Evangeliste)     | <b>Zoned A-1</b>     |
| Tax Map No. 50-13-00-0-013         | <b>On-lot Septic</b> |
| (No. 20110007)                     |                      |
| Located at 182 Penn-Adamsburg Road |                      |

### COMMENTS:

Mr. Robert DeGlaun represented this subdivision plan. This is a minor two-lot subdivision which will return to the Planning Commission next month for technical review. They plan to subdivide a four acre tract (Lot #1) with an existing farm house from the main tract (Lot #2). This subdivided 4-acre tract is being sold to a family member. Mr. Mlakar stated that the width of the water line needs to be shown on the plan before final approval will be given.

### MOTION:

No action taken.

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

**1. LA FITNESS**

**(Lincoln Place Land, LLC)  
Tax Map No. 50-14-00-0-296  
(No. 20110006)  
Located on Lot #3, Lincoln Place**

**SITE PLAN  
Zoned B-3  
Public Sewage**

**COMMENTS:**

Mr. Gary Collins, Mr. Mark Michelini and Attorney Brenda Sebring represented this site plan. This fitness center will include a pool, racket ball court, basketball court, locker room, and exercise area along with exercise equipment. These areas are not built to include a place for spectators. A brief discussion ensued on the need for a parking variance due to lot and building sizes. A parking variance request will be heard by the Zoning Hearing Board on June 14, 2011. The two Commission members and plan representatives along with Mr. Mlakar and Mr. Schmitt also discussed comments made in the attached letter; specifically touching on the comments regarding signage and the use of the sign that currently exists on the site, the parking space dedication agreement, stormwater and erosion and sedimentation approval. Mr. Mlakar requested parking information at their sites in other locations. It was then compared to their site at the Miracle Mile in Monroeville. Ms. Sebring stated that they would only be able to give information as to when participants check in to the fitness center. They do not track when the participants leave the center. An actual car count is not available. Mr. Mlakar stated that his concern is that the fitness center would be taking 132 spaces out of an adjoining lot (Lot #2). That will limit any future development on Lot #2. Ms. Sebring stated that Walnut Capital is agreeable to the 132 spaces, which they feel will be adequate to allow for further development.

**MOTION:**

No action taken.

**G. OLD BUSINESS: None**

**H. ADJOURNMENT:**

The meeting ended at 8:40 p.m.

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**Phil Shelapinsky, Chairman**

May 16, 2011

Mr. Gary Collins  
LA Fitness International, LLC  
2600 Michelson Dr.  
Irvine, CA 92612

RE: *LA Fitness*  
Site Plan No.: *20110006*

Dear Mr. Collins:

Your site plan, submitted April 14, 2011 has been reviewed by the Hempfield Township Planning Office and professional associates. The following is a list of comments, that need addressed prior to the June 1, 2011 Planning Commission meeting:

- 1. Please verify the location of the proposed signage that is shown on the plan;**
- 2. Please provide a copy of the written agreement for the dedication of the parking spaces that are shown on the plan;**
- 3. Please provide an as-built drawing indicating the location and total count of all parking spaces to service the entire Lincoln Place site;**
- 4. Stormwater management approval by the Township engineer, including the necessary agreements, bonds, and engineering inspection fees;**
- 5. Erosion and sedimentation approval from the Westmoreland County Conservation District;**

**On June 6, 2006 the Zoning Hearing Board of Hempfield Township granted a variance to the required number of parking spaces for the retail development. A copy of this variance is enclosed.**

**Pursuant to the variance, the site was granted a variance from eight (8) parking spaces per 1,000 square feet of gross floor area to five point five (5.5) parking spaces per 1,000 square feet of gross floor area. The site plan submitted, specifically Sheet C-6, indicates that one hundred eighty (180) spaces will be designated for LA Fitness. However, the total square footage for the LA Fitness Center is 45,000 square feet and therefore, two hundred forty eight (248) parking spaces are required. Based upon the above calculation, an additional sixty-eight (68) parking spaces will be required. The Township cannot approve a site plan that is inconsistent with the previous variance granted with respect to the parking spaces.**

**If the additional sixty-eight (68) required parking spaces are provided, that would reduce the total number of parking spaces available for the future development of Lot 2 to one hundred fifteen (115) spaces. This equates to a structure which could not exceed approximately 20,909 square feet. Therefore, two (2) options are available:**

ATTACHMENT

- a) A written agreement with the owner of Lincoln Place, in recordable form, agreeing that no future structure or structures located on Lot 2 would exceed a total square footage of approximately 20,909 square feet; or
- b) Attempt to obtain a variance from the Zoning Hearing Board to allow the reduction in the required parking spaces for the proposed LA Fitness Center;

I wish to advise you that if this variance request is made, the Township would object to the variance request for the reason that you have already obtained a variance for the entire site and the Township staff does not feel that any additional variance for parking requirements should be granted for this site.

It is also my understanding that there may be cross easements in affect which address the issue of parking on the Lincoln Place site. Please provide a copy of any cross easements for parking access, etc., that are presently in affect.

In addition, a review of the original site plan indicated that a set of stairs was to be constructed allowing access from the parking on Lot 2 to Lot 4 in the plan. To date, this stairway has not been constructed and therefore, prior to any future development on the site, the stairway must be constructed.

Finally, the subdivision that was approved for Lot 3 has not been recorded. Therefore, before proceeding any further with the review of this plan, this subdivision must be recorded by the Township.

Your site plan is scheduled for the June 1, 2011 Planning Commission meeting at 7 p.m. in the Hempfield Township Municipal Building. **It is highly recommended that the applicant or the applicant's consultant appear at this meeting.** Please provide to the Township office on or before twelve o'clock noon on the 25<sup>th</sup> day of May, 2011 the following:

- a. All of the above-requested information;
- b. Appropriate signature blocks as required by the ordinance;
- c. Ten (10) **revised** sets of the site plan;
- d. Township Plan No. included on the plan and all other documentation;

**Also please be advised that all of the items requested should be delivered as a package. The Township does not desire you to forward the information to the Township in a piecemeal manner. This avoids the possibility of a document being misfiled or lost during the processing of your plan.**

Thank you for your time and consideration in this matter. If you should have any questions, please do not hesitate to contact my office at (724) 834-7232, extension 129.

Sincerely,

Len Deller  
Zoning/Code Enforcement Officer  
Hempfield Township

LD:dar  
cc:Supervisors

Ordinance/Zoning Department; Solicitor Les Mlakar  
Hempfield Township Planning Commission  
Mark Michelini, RA Smith National, 300 Corbet St., Ste. 200B, Tarentum, PA 15084

Enclosure: Zoning Hearing Board Variance – Dated June 6, 2006