

**HEMPFIELD TOWNSHIP PLANNING COMMISSION
MEETING
September 7, 2011
7:00 P.M.**

A. CALL TO ORDER:

Mr. Phil Shelapinsky called the regular meeting of the Hempfield Township Planning Commission held in the Hempfield Township Municipal Building to order at 7:00 p.m. with the following members and staff present:

MEMBERS PRESENT: Mr. Phil Shelapinsky
Mrs. Patricia Volpe
Mr. Alan Kurzinski
Mr. Bill Benton
Mr. Paul Sternick

STAFF PRESENT: Mr. Len Deller
Mrs. Michelle Predajna
Mr. Les Mlakar
Mr. Dan Schmitt

B. APPROVAL OF MINUTES:

1. August 3, 2011 Meeting Minutes:

Mr. Benton made a motion, seconded by Mrs. Volpe, to approve the minutes of the August 3, 2011 Planning Commission Meeting. Vote: 5-0. Motion carried.

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

1. Callaghan Wm. F. III & Darlene Callaghan Tax Map No. 50-18-00-0-159 (No. 20110012)	Subdivision Zoned A-1 Public Sewage
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COMMENTS:

Mr. Richard Bourg represented this subdivision plan. The purpose is to create a single residential building lot

Location: 480 Tillbrook Rd, Irwin

Mr. Mlakar noted that he will discuss the specs with Mark from the Sewage Authority and also to forward this plan to technical review.

Mr. Sternick made the motion, seconded by Mr. Benton to approve forwarding for technical review. Vote: 5-0. Motion carried.

2. **Constantine
Richard W. & Jennifer
Constantine
Tax Map No. 50-21-16-0-198
(No. 20110013)**
- Subdivision
Zoned R-1C
On-Lot Sewage**

COMMENTS:

Mr. Richard Feryok represented this subdivision plan. The purpose is to move the property line between Constantine and Conley, further away from the driveway of Conley.

Location: 230 Oak Lane, Greensburg

Mr. Mlakar noted that they are shifting just 5 feet of the property line. The plan will be handled administratively and will be forwarded to the Board of Supervisor's monthly meeting on September 26, 2011 for final action.

Mr. Kurzinski made the motion, seconded by Mrs. Volpe to forward to the Board of Supervisors for final action. Vote: 5-0. Motion carried. Vote: 5-0. Motion carried.

3. **New Stanton United
Methodist Church
Tax Map No. 50-41-00-0-001
(No. 20110014)**
- Subdivision
Zoned A-1
Public Sewage**

COMMENTS:

Mr. Kevin Catchero represented this subdivision plan. The purpose is to subdivide a portion of Deed Book Volume 805, Page 948 (becoming Lot2A in the New Stanton United Methodist Church Plan of Lots) for the addition of property to Deed Book Volume 2336, Page 64. The lot addition is to be added to lands of the New Stanton United Methodist Church and is not to be considered a separate buildable lot.

Location: 612 South Center Avenue, Hunker

The plan will be handled administratively and will be forwarded to the Board of Supervisor's monthly meeting on September 26, 2011 for final action. He also stated the property lines fall within Hempfield Township and also New Stanton Borough. The side lot addition is under New Stanton and will need New Stanton's approval also.

Mr. Kurzinski made a motion, seconded by Mr. Sternick to forward to the Board of Supervisors for final action. Vote: 5-0. Motion carried.

4. **Jones (revised Plan of Lots)
William R. & Laurie B. Jones
Tax Map No. 50-10-00-0-006
(No. 20110015)**
- Subdivision
Zoned R-1C
On-Lot Sewage**

COMMENTS:

Mr. John Vozel represented this subdivision plan. The purpose is to create a single zoning lot by merger and consolidation; and not a separate buildable lot of record. Adjust the lot line between Parcel 1 and Parcel 1

Location: 743 Forbes Trail Road, Greensburg

Mr. Kurzinski had questioned why he is requesting a lot line change, Mr. Vozel explained to put on an addition later. Mr. Mlakar stated this is his client and he defers any comment/recommendations.

Mr. Kurzinski made a motion, seconded by Mr. Sternick that the plan will be handled administratively and will be forwarded to the Board of Supervisor's monthly meeting on September 26, 2011 for final action.

D. PLANS TO BE TECHNICALLY REVIEWED:

**1. Pushnik Plan No. 2
Ronald Pushnik
(Pushnik Brothers)
Tax Map No. 50-21-09-0-034**

**Subdivision
Zoned R-1
Public Sewage**

COMMENTS:

Ron Pushnik was here representing himself. He stated Mr. Dennis Rosetti did all the work and preparation for this plan. The purpose of the plan is to consolidate the new Parcel No. 6 with the adjoining parcel owned by Ronald Pushnik.

Location: Intersection of Pushnik Lane and Thomas School Road in the Carbon Area

Mr. Mlakar stated plans are complete, creating a new lot and to forward to the Board of Supervisors for final approval under no conditions.

Mr. Sternick made a motion, seconded by Mr. Kurzinski to forward to the Board of Supervisors for approval, no conditions.

E. NEW BUSINESS:

Mr. Mlakar mentioned the new zoning ordinance and map. They will present the maps next month for review. It will be reviewed for 30 days. The proposed date for the adoption date of the new zoning and maps will be in December. Mr. Mlakar also recommends it go on the website for review.

F. OLD BUSINESS: *None*

G. ADJOURNMENT:

Mr. Phil Shelapinsky announced that the meeting was adjourned at 7:19 p.m.

Phil Shelapinsky, Chairman