

# HEMPFIELD TOWNSHIP PLANNING COMMISSION MEETING October 5, 2011 7:00 P.M.

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## A. CALL TO ORDER:

Mr. Phil Shelapinsky, Chairman 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 Mr. William Benton  
Mr. Gerald Durishan Mrs. Patricia Volpe

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

## B. APPROVAL OF MINUTES:

### 1. September 7, 2011; Monthly Meeting:

Mr. Benton made a motion, seconded by Mrs. Volpe, to approve the September 7, 2011 Planning Commission meeting minutes as presented. Vote: 4-0. Motion carried.

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

1. JEM SERVICES, LLC  
(JEM Services, LLC)  
Tax Map No. 50-12-12-0-012  
(No. 201121ZC)

**ZONING CHANGE  
From R-1A to B-3  
On-lot Septic**

### COMMENTS:

Mr. James and Mrs. Brenda Mackanick of 119 First Street in Rillton, Pennsylvania represented their zoning change request. The property is located on Wendel Road just off of Route 30 behind the existing Messinger Service building. There is an existing house on the property which will be removed. Most of the property in the surrounding area is zoned B-3. Mr. Shelapinsky was concerned about erecting a buffer for a neighboring property which is zoned residential and is located on Wendel Road just past this parcel. Mr. Mackanick stated that they plan to build a new office building for their existing real estate company. Mr. Mlakar and Mr. Deller explained that there is not a buffering requirement for B-3, but that the setback requirements are stringent and would serve as the buffer. Mr. Durishan stated that the lay of the land in the area, with the hills,

would serve as a natural buffer. The hilly contour of the property adjacent to this parcel deems is unbuildable. There is public water and on-lot septic.

**MOTION:**

Mr. Durishan made a motion, seconded by Mr. Benton, to forward this plan on for technical review. Vote: 4-0. Motion carried.

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

1. **CALLAGHAN**  
(Wm. F., III & Darlene Callaghan)  
Tax Map No. 50-18-00-0-159  
(No. 20110012)

**SUBDIVISION**  
**Zoned A-1**  
**Public Sewage**

**COMMENTS:**

Mr. Richard Borg of Victor Regola & Associates represented this subdivision plan. Mr. Borg briefly reviewed all items which were outstanding and have been placed on the plan. Mr. Mlakar stated that all items have been addressed and that the plan can be forwarded to the Supervisors.

**MOTION:**

Mr. Durishan made a motion, seconded by Mr. Benton, to recommend this subdivision plan for approval. Vote: 4-0. Motion carried.

**E. NEW BUSINESS**

1. **Waryanka Variance Request Regarding Permitted Driveways from Private Road.**

**COMMENTS:**

Mrs. Lisa Waryanka of 107 Roundtop Road in Irwin, Pennsylvania represented her request. This property is located near Larry Lint Carpeting. Mr. Mlakar briefly explained that this involves a private lane. The property owners back in 2002 requested a subdivision. The requirements back in 2002 permitted up to 5 lots on a private lane. At the time the subdivision was done several parcels were joined together making 3 lots on this private lane. Because municipal sewage was not available for these lots and according to requirements, which existed at the time, the lots had to be joined together. Under our present requirements, if the lots were not joined then, the parcels would just be grandfathered in and be buildable. They are now requesting a modification to that decision as required by our present Subdivision and Land Development Ordinance. They will then request that this non-buildable lot be subdivided off and then built on. Mr. Mlakar cited several rules of law in which a property owner cannot be penalized for a prior decision. Municipal sewage is now available to the parcels. They will be requesting an advisory opinion from the Board of Supervisors.

**MOTION:**

Mr. Durishan made a motion, seconded by Mrs. Volpe, to agree that a modification should be granted to her to allow the lot, which is Parcel 274 a/k/a Parcel B in the Albert Lojack Subdivision, to be subdivided. Vote: 4-0. Motion carried.

F. **OLD BUSINESS:** None

G. **ADJOURNMENT:**

The meeting ended at 7:34 p.m.

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**Phil Shelapinsky, Chairman**