

**HEMPFIELD TOWNSHIP PLANNING COMMISSION**

**DECEMBER 2, 2009**

**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. Gerald Durishan  
Mr. John Stitely

Mr. Paul Sternick  
Mrs. Patricia Vole  
Mr. Alan Kurzinski

**Staff Present:** Mr. Ken Orié  
Mr. Les Mlakar

Mr. Len Dellera  
Mrs. Denise Rosak

**B. APPROVAL OF MINUTES:**

Mr. Durishan made a motion, seconded by Mr. Stitely, to approve the Planning Commission minutes for November 4, 2009 as presented. Vote: 6-Yes. Motion carried.

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

**MOWEEN TRUST**  
*Moween Trust*  
Waltz Mills Road  
Hempfield Township

**SUBDIVISION # 20090026**  
Zoned I-1, A-1, & I-2  
1 Lot  
39.6830 Acres

**COMMENTS:**

Mr. John Cenker of Cenker Engineering, Inc. advised the Planning Commission that the purpose of the Moween Trust subdivision plan is to consolidate Tax map Parcels 50-36-00-0-018, 025, & 179 into one (1) parcel. The consolidation is necessary for the rezoning request of the entire tract of ground for Moween Trust

Mr. Mlakar and Mr. Orié commented that the subdivision is a consolidation plan and is consistent with the requirements. He noted that the plan can be handled administratively and sent to the Board of Supervisors for consideration at the December 28<sup>th</sup>, 2009 monthly meeting.

***Motion:***

Mrs. Volpe made a motion, seconded by Mr. Kurzinski, to forward the Moween Trust subdivision plan #20090026 onto the planning staff for technical review. Vote: 6-Yes. Motion carried.

**FRANK J. BOHINC**

*Frank J. Bohinc*

Shutt Road

Hempfield Township

**SUBDIVISION # 20090027**

Zoned A-1

2 Lots

5 Acres

**COMMENTS:**

Mr. Bohinc advised the Planning Commission that the purpose of the Bohinc subdivision plan is to subdivide Lot C of the Roy W. Shuster Plan into two (2) parcels being a one (1) acre lot for construction of a dwelling for his daughter and four (4) acres remaining with the existing dwelling.

Mr. Mlakar and Mr. Orie commented that this is plan may be forwarded for technical review.

***Motion:***

Mr. Kurzinski made a motion, seconded by Mr. Durishan, to forward the Frank J. Bohinc subdivision plan #20090027 to the planning staff for technical review. Vote: 6-Yes. Motion carried.

**JOHN DAVID LONG**

*John David Long*

Henry Road at Shrader Hollow Road

Hempfield Township

**SUBDIVISION # 20090028**

Zoned A-1

2 Lots

125.5 Acres

**COMMENTS:**

Mr. Long advised the Planning Commission that the purpose of the Long subdivision is to subdivide the family farm estate. He noted that his share of the property would be Lot 1, which is divided by Shrader Hollow Road.

Mr. Mlakar and Mr. Orie commented that this is plan may be forwarded for technical review.

***Motion:***

Mr. Durishan made a motion, seconded by Mr. Sternick, to forward the John David Long subdivision plan #20090028 to the planning staff for technical review. Vote: 6-Yes. Motion carried.

**SHAWN KISTLER**

*Shawn Kistler*

Ray Street

Hempfield Township

**SUBDIVISION # 20090029**

Zoned R-1

1 Lot

1.5 Acres

**COMMENTS:**

Mr. Kistler advised the Planning Commission that the purpose of the Kistler subdivision is to combine two (2) tax parcels.

Mr. Mlakar and Mr. Orié commented that the subdivision plan can be handled administratively and sent to the Board of Supervisors for consideration at the December 28<sup>th</sup>, 2009 monthly meeting.

***Motion:***

Mrs. Volpe made a motion, seconded by Mr. Sternick, to forward the Shawn Kistler subdivision plan #20090029 to the planning staff for technical review. Vote: 6-Yes. Motion carried.

**UNIV. OF PITT (Softball Field)**

*Univ. of Pitt*

Mt. Pleasant Road

Hempfield Township

**SUBDIVISION # 20090030**

Zoned R-1

1 Lot

20.356 Acres

**COMMENTS:**

Mr. Carl A. Rossman, Vice president for Administrative Affairs, University of Pitt at Greensburg, advised the Planning Commission that the purpose of the University of Pitt's subdivision plan is to create a proposed girl's softball field and associated driveway and parking area. He explained that there will be no lights on the field because there will only be day time games.

Mr. Mlakar questioned whether the softball field would be utilized by third parties. Mr. Rossman assured the Township that the facility would not be utilized by outside facilities such as league use, etc.

Mr. Mlakar and Mr. Orié commented that this is plan may be forwarded for technical review.

***Motion:***

Mr. Kurzinski made a motion, seconded by Mr. Durishan, to forward the University of Pitt (Softball Field) subdivision plan #20090030 to the planning staff for technical review. Vote: 6-Yes. Motion carried.

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

**GREENSBURG II WATER STORAGE**

**TANK COMPLEX**

*County of Westmoreland*

George's Station Road

Hempfield Township

**SUBDIVISION # 20090022**

Zoned I-1

2 Lots

113.16 Acres

**COMMENTS:**

Mr. Bill Costello of the Municipal Authority of Westmoreland County represented the Greensburg II Water Storage Tank Complex subdivision plan #20090016.

Mr. Mlakar and Mr. Orié recommended the Planning Commission approve the subdivision plan as presented.

***Motion:***

Mr. Stitley made a motion, seconded by Mr. Sternick, to recommend approval of the Greensburg II Water Storage Tank Complex subdivision plan #20090022 as presented. Vote: 6-Yes. Motion carried.  
to recommend. Vote: 4-Yes. Motion carried.

**THOMAS PLAN OF LOTS**

*James W. Thomas*  
Weber Street  
Hempfield Township

**SUBDIVISION # 20090024**

Zoned R-1A  
2 Lots  
1.379 Acres

**COMMENTS:**

Mr. Thomas represented the Thomas subdivision plan #20090024.

Mr. Mlakar and Mr. Orie recommended the Planning Commission approve the subdivision plan as presented.

***Motion:***

Mr. Durishan made a motion, seconded by Mrs. Volpe, to recommend approval of the Thomas Plan of Lots subdivision plan #20090024 be approved as presented. Vote: 6-Yes. Motion carried.

**W.C.I.D.C. YOUNGWOOD RAIL FACILITY**

*W.C.I.D.C.*  
Old Route 119  
Hempfield Township

**SITE PLAN # 20090025**

Zoned A-1  
1 Lot  
4.6 Acres

**COMMENTS:**

Mr. Jack Murray of Murray Associates represented the W.C.I.D.C. Youngwood Rail Facility site plan #20090025. Mr. Murray explained that the site will be used for transferring sand from the railroad to trucks for distribution. He added that there will be approximately three (3) to four (4) employees and a scale master on site. The office will be prefabricated. Lastly, Mr. Murray said that portable toilets and bottled water will be provided for the staff.

Mr. Mlakar said that the Department of Environmental Protection must grant approval for permission to utilize portable toilets on this site. Mr. Mlakar and Mr. Orie recommended the Planning Commission approve the site plan contingent upon stormwater approval; best management practices agreement and security; and planning approval from the Department of Environmental Protection, in addition to a determination of whether or not portable toilets can be used at the facility.

***Motion:***

Mr. Sternick made a motion, seconded by Mrs. Volpe, to recommend approval of the W.C.I.D.C. Youngwood Rial Facility site plan #20090025 contingent upon the following: Stormwater management approval; Best Management Practices Agreement and security; and planning approval from the Department of Environmental Protection, in addition to a determinatjion of whether or not portable toilets can be used at the facility. Vote: 6-Yes. Motion carried.

**E. NEW BUSINESS:**

- 1. Lincoln Heights Sewage Project Update** – Mr. Mlakar advised the Planning Commission that the plans for the Lincoln Heights Sewage Project, which is a Pennvest Program, have been revised. Accordingly, he said it is necessary at the Planning Commission once again approve the project. Mr. Durishan made a motion, seconded by Mr. Kurzinski, to authorize the Township, on behalf of the Planning Commission, to send a letter to Gibson-Thomas Engineering Co., Inc. acknowledging that the Lincoln Heights Sewage Project is consistent with the Township’s land use policies and initiatives. Vote: 6-Yes. Motion carried.

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

**G. ADJOURNMENT:**

**MEETING ADJOURNED 7:42 P.M.**

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Phil Shelapinsky, Chairman