

# HEMPFIELD TOWNSHIP PLANNING COMMISSION MEETING

August 5, 2009  
7:00 P.M.

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## **A. CALL TO ORDER:**

Vice-Chairman, Mr. Gerald Durishan called the regular meeting of the Hempfield Township Planning Commission held in the Hempfield Township Municipal Building to order at 7:02 p.m. with the following members and staff present:

**MEMBERS PRESENT:** Mr. Gerald Durishan Mrs. Patricia Volpe  
Mr. John Stitely Mr. Phil Shelapinsky  
Mr. Paul Sternick

**STAFF PRESENT:** Mr. Les Mlakar Mr. Ken Orié  
Mr. Leonard Dellerá Mrs. Lynda Lytle

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

### **1. June 1, 2009 Monthly Meeting:**

Mr. Stitely made a motion, seconded by Mrs. Volpe, to approve the minutes of the June 1, 2009 Planning Commission Meeting. Vote: 5-0. Motion carried.

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

<b>1. RACAN-LEBIN</b>	<b>SUBDIVISION</b>
<b>(Gary &amp; Kimberly Racan, Barry &amp; Patricia Lebin)</b>	<b>Zoned R-1</b>
<b>Tax Map No. 50-29-00-0-094</b>	<b>1 Lot into 2 Lots</b>
<b>(No. 20090018)</b>	<b>On-Lot Sewage</b>
<b>Located off Mt. Pleasant Road</b>	

### **COMMENTS:**

Mr. Ron Regola represented this subdivision plan. This subdivision is being done to separate two houses built on one parcel of ground into two separate parcels with a house on each parcel. Mr. Mlakar stated that this plan is complete and can be forwarded for technical review. He then questioned how far the septic tank on Parcel B is from the lot line. Mr. Dellerá stated that it meets the required 10-foot setback.

### **MOTION:**

Mr. Durishan made a motion, seconded by Mr. Stitely, to forward this subdivision plan for technical review. Vote: 5-0. Motion carried.

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

**1. KISTLER-LANDER**

(Shawn Kistler)

Tax Map No. 50-07-09-0-013 & 021)

(File No. 20090016)

**SUBDIVISION**

**Zoned R-1**

**Public Sewage**

**COMMENTS:**

No representatives of this plan were present at the meeting. Mr. Mlakar stated that notice was sent to the developer that this plan would be under consideration at this meeting. This plan went before the Zoning Hearing Board requesting a few variances and a special exception for a non-conforming use. A decision was not made as yet and the record was left open to give the Board members time to view the site. No action will be taken on this until the Zoning Hearing Board's next meeting. Mr. Mlakar suggested that this plan be tabled.

**MOTION:**

Mr. Sternick made a motion, seconded by Mr. Durishan, to table this plan. Vote: 5-0. Motion carried.

**Additional Comments:**

There was concern voiced by the Commission and Mr. Dellera that plan representatives are not appearing before them to discuss their submissions. Mr. Mlakar stated that he would have a notation added to the letter, which is sent to the developers, explaining that a representative must attend the meeting.

**2. MARSTELLAR**

(Bruce Marstellar)

Tax Map No. 50-21-13-0-015

(File No. 20090017)

**SITE PLAN**

**Zoned I-1**

**Public Sewage**

**COMMENTS:**

Mr. Bruce Marstellar represented his site plan. Mr. Mlakar stated that after the review of this original plan the staff had some concerns. The stormwater plan has been submitted pending review. Utilities were to be located on the plan. Mr. Marstellar stated that this has been done. The staff also questioned what the building would be used for. Mr. Marstellar will use the building for storage. Mr. Mlakar then stated that there was a wall marked on the plan. Mr. Marstellar stated that was incorrect and should have been shown as an existing wall. The wall has now been changed to a color denoting existing. Mr. Mlakar stated that all items were addressed and it can be passed forward subject to stormwater approval.

**MOTION:**

Mrs. Volpe made a motion, seconded by Mr. Sternick, to forward this plan to the Supervisors contingent upon approval of the stormwater plan. Vote: 5-0. Motion carried.

**F. NEW BUSINESS: None**

**G. OLD BUSINESS:**

Mr. Orie told the Commission that the Stormwater Ordinance has been approved by the Board of Supervisors. Mr. Mlakar explained that the ordinance had been forwarded to General Code Publishers for codification and would be available online shortly via the link on the Township's website.

Mrs. Shelapinsky then asked about the Zoning Ordinance. Mr. Mlakar explained that he would be meeting at the Township building and planned to discuss the matter of the Zoning Ordinance.

**H. ADJOURNMENT:**

Mr. Shelapinsky announced that the meeting was adjourned.

The meeting was adjourned at 7:11 p.m.

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**Phil Shelapinsky, Chairman**