

**HEMPFIELD TOWNSHIP PLANNING COMMISSION  
MEETING  
November 4, 2009  
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. Gerald Durishan                      Mrs. Patricia Volpe  
   Mr. John Stitely                              Mr. Phil Shelapinsky  
   Mr. Paul Sternick

**STAFF PRESENT:**              Mr. Les Mlakar                              Mr. Ken Orie  
   Mr. Leonard Delleria                      Mrs. Lynda Lytle

**B. APPROVAL OF MINUTES:**

**1. October 7, 2009 Monthly Meeting:**

Mr. Durishan made a motion, seconded by Mr. Stitely, to approve the minutes of the October 7, 2009 Planning Commission Meeting. Vote: 5-0. Motion carried.

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

<b>1. GREENSBURG II POTABLE WATER STORAGE TANK COMPLEX (County of Westmoreland) Tax Map No. 50-16-00-0-011 &amp; 016 (No. 20090022) Located on George's Station Road</b>	<b>SUBDIVISION Zoned I-1 2 Lots 113.16 Acres Public Sewage</b>
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**COMMENTS:**

Mr. William Costello from the Municipal Authority of Westmoreland County (MAWC) represented this subdivision plan. The Water Authority plans to subdivide a portion of the property off to place a one million and a two million gallon water storage tank with a booster pump station in between the tanks on the site enabling them to transfer water from the two systems. Mr. Mlakar stated that this can be forwarded for technical review.

**MOTION:**

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

**2. DARRAGH CIVIC ASSOCIATION**  
**Tax Map No. 50-25-00-0-074**  
**(No. 20090022)**  
**Located on Route 136**

**SUBDIVISION**  
**Zoned R-1**  
**2 Lots**

**COMMENTS:**

Mr. Richard Bourg represented this subdivision plan. Mr. Bourg stated that Mr. Gable, the adjoining property owner, and Kathy Cirbirko with the Darragh Civic Association were present. This is a simple side lot addition creating Parcel 1-A of 3.2 acres which will be conveyed to and attached to Mr. Gable's property. The remaining acreage, Parcel 1, will remain with the Darragh Civic Association. Mr. Mlakar stated that this plan can be handled administratively. The side building lines on the westerly edge of the Gable property and the entire northerly line must be removed because it will be attached to his property. Any utility easements must be noted on the plan.

**MOTION:**

Mr. Durishan made a motion, seconded by Mr. Sternick, to send this plan up for administrative approval. Vote: 5-0. Motion carried.

**3. THOMAS PLAN OF LOTS**  
**(James W. Thomas)**  
**Tax Map No. 50-08-15-0-028**  
**(No. 20090024)**  
**Located on Weber Street**

**SUBDIVISION**  
**Zoned R-1A**  
**1.379 Acres**  
**2 Lots**

**COMMENTS:**

Mr. Jim Thomas represented his subdivision plan and would like to subdivide approximately 1/2 acre from the original tract for an unknown future use. He possibly plans to build a house or sell off to another party. Mr. Mlakar stated that utilities must be placed on the plan. Mr. Shelapinsky questioned the use of the chain link fence and Mr. Thomas stated that it would be eventually removed. Mr. Mlakar stated that the plan is ready to be sent for technical review.

**MOTION:**

Mr. Sternick made a motion, seconded by Mr. Stitely, that this plan be forwarded for technical review. Vote: 5-0. Motion carried.

**4. W.C.I.D.C. YOUNGWOOD RAIL FACILITY**  
**(W.C.I.D.C.)**  
**Tax Map No. 50-28-06-0-041**  
**(No. 20090025)**  
**Located on Old Route 119 near Willow Crossing Road**

**SITE PLAN**  
**Zoned A-1**  
**4.6 Acres**  
**1 Lot**

**COMMENTS:**

Mr. Leon Perkins from the Southwestern Pennsylvania Railroad represented this site plan. This site plan was required by the Township to bring an already operating business into compliance since the small office building they are using is located in a flood zone. Other than that there are no real permanent structures. They are hauling in materials used in Marselles gas drilling. These materials are unloaded pneumatically from the rail cars and pumped into trucks and then hauled to

the drilling sites. Mr. Orie explained to the Commission that these materials, barite powder (dense soil/mud) and fractured sand (little glass pellets), are not hazardous materials and used to stabilize the drilling. Mr. Mlakar stated that the plan is complete for technical review.

**MOTION:**

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

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

**1. SWEITZER, ESTHER B., PLAN I**  
**(Esther B. Sweitzer)**  
**Tax Map No. 50-38-00-0-082**  
**(File No. 20090020)**

**SUBDIVISION**  
**Zoned A-1**  
**On-Lot Septic**

**COMMENTS:**

Mr. Lance Schnupp represented this plan. They will be subdividing one parcel into two. Parcel B will be approximately 1 acre and will allow for the roadway right-of-way area. Mr. Mlakar stated that all outstanding items and conditions have been addressed.

**MOTION:**

Mr. Durishan made a motion, seconded by Mr. Sternick, to approve this plan without conditions. Vote: 5-0. Motion carried.

**F. NEW BUSINESS: None**

**G. OLD BUSINESS: None**

**H. ADJOURNMENT:**

Mr. Shelapinsky announced that the meeting was adjourned.

The meeting was adjourned at 7:17 p.m.

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**Phil Shelapinsky, Chairman**