

HEMPFIELD TOWNSHIP PLANNING COMMISSION

MONTHLY MEETING

APRIL 1, 2009

A. CALL TO ORDER:

The regular monthly meeting of the Hempfield Township Planning Commission was called to order at 7:03 P.M. by Chairman Mr. Phil Shelapinsky.

Members Present: Mr. Phillip Shelapinsky Mr. John Stitely
Mrs. Patricia Volpe Mr. Gerry Durishan

Staff Present: Mr. Ken Orié Mr. Len Dellerá
Mr. Les Mlakar Mrs. LuAnn Panigall

B. APPROVAL OF MINUTES:

1. March 4, 2009 Monthly Meeting

Mrs. Volpe made a motion, seconded by Mr. Stitely, to approve the minutes of March 4, 2009. Vote: 4-Yes. Motion carried.

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

ROLAND D. BLAKE
Hempfield Area School District
Tax Map #50-38-10-0-016
File #20090012

ZONING CHANGE
ZONED R-1 TO R-2
2 Lots

COMMENTS:

Mr. Blake informed the Board that this is the old Armbrust School and is currently zoned as a single family dwelling and he would like to make it a duplex. Mr. Mlakar informed Mr. Blake that the Hempfield Area School District was to provide a letter of consent for the zoning change request but it has not been received. The Planning Commission also requested that maps of the property be provided and also plans of what Mr. Blake plans to do.

ACTION:

Mrs. Volpe made a motion, seconded by Mr. Stitely to table this plan. Vote: 4-Yes. Motion carried.

MCDONALD'S USA, LLC Tax Map #50-16-00-0-129 File #20090007	SITE PLAN ZONED B-3 1 LOT .94 ACRES
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COMMENTS:

Mr. Mark Mox, engineer from McIlvried, DiDiano & Mox, LLC, explained that McDonald's plans to demolish and rebuild the restaurant located on Route 30. The driveways on Route 30 and the driveway in the rear access will remain. The building will be decreased in size with a slight reduction in the number of tables and chairs. The drive-thru layout will change and landscaping will be increased. Storm water detention will reduce the run-off by the required 50% and will be done onsite with the use of an underground series of pipes. Mr. Mox noted that McDonald's was required to obtain variances for the trash enclosure, for the placement of the road sign, and also for a reduction in the size of the parking stalls. All of these variances have been granted. The Planning Commission requested recommended that McDonald's request PennDot to increase the width of driveways along Route 30 as they feel the 90 degree turn off or onto Route 30 creates a dangerous situation with way the traffic flows in that area or else make the driveways one way in and one way out. Mr. Mox indicated that making the driveways one way in and one way out would cause problems with the flow in the parking lot. Mr. Mlakar indicated that this site plan is complete.

ACTION:

Mr. Durishan made a motion, seconded by Mrs. Volpe, to approve this plan for completeness and forward it to staff for technical review. Vote: 4-Yes. Motion carried.

MYRNA DOWNES PLAN NO. 2 Myrna Downes Tax Map #50-09-00-0-043 File #20090009	SUBDIVISION ZONED A-1 2 Lots 37.523 Acres
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COMMENTS:

Mr. Don Hixson, Tri-County Engineering stated this is a subdivision plan to separate a 4.667 acre parcel (Lot #4) from the parent tract. This lot will be joined to Lot #1. Mr. Mlakar indicated that this subdivision plan was complete.

ACTION:

Mr. Durishan made a motion, seconded by Mr. Stitely, to approve this plan for completeness and forward it to staff for technical review. Vote: 4-Yes. Motion carried.

D. PLANS TO BE TECHNICALLY REVIEWED:

SARVER SUBDIVISION Edward M. & Gayle A. Sarver Tax Map #50-03-00-0-053 File #20090001	SUBDIVISION ZONED A-1 2 Lots 31.831 Acres
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COMMENTS:

Mr. Keith Boyle it was recommended that this farm be made into two plots which was done. Mr. Mlakar advised the Commission that everything is complete on this subdivision plan.

ACTION:

Mr. Durishan made a motion, seconded by Mrs. Volpe, to recommend this subdivision plan for approval to the Board of Supervisors contingent on planning modules. Vote: 4-Yes. Motion carried.

I. NEW BUSINESS: None.

J. OLD BUSINESS: None.

K. ADJOURNMENT:

Meeting adjourned at 7.38 P.M.

Chairman