

HEMPFIELD TOWNSHIP PLANNING COMMISSION
JANUARY 7, 2009
REGULAR MONTHLY MEETING

The regular meeting of the Hempfield Township Planning Commission, held at the Hempfield Township Municipal Building, was called to order at 7:00 pm by Chairman Phil Shelapinsky

MEMBERS PRESENT:	Mr. Phil Shelapinsky	Mr. Woody Weissinger
	Mr. John Stitely	Mr. Paul Sternick
	Mr. Alan Kurzinski	Mr. Gerald Durishan
STAFF PRESENT	: Mr. Les Mlakar	Ms. Patricia Ritson
	Mr. Ken Orié	Mr. Len Dellera

A-E--REORGANIZATION:

Mr. Durishan made a motion, seconded by Mr. Stitely, that Mr. Shelapinsky remain Chairman for 2009. Vote: 5-0 (Mr. Shelapinsky abstained). Motion carried.

Mr. Shelapinsky made a motion, seconded by Mr. Kurzinski, that Mr. Durishan be Vice Chairman for 2009. Vote: 5-0 (Mr. Durishan abstained). Motion carried.

Mr. Durishan made a motion, seconded by Mr. Kurzinski, that Mr. Sternick be Secretary for 2009. Vote: 5-0 (Mr. Sternick abstained). Motion carried.

Mr. Kurzinski made a motion, seconded by Mr. Sternick, that Mr. Stitely be Assistant Secretary for 2009. Vote: 5-0. (Mr. Stitely abstained). Motion carried.

F. APPROVAL OF MINUTES:

Mr. Weissinger made a motion, seconded by Mr. Durishan, that the minutes from the December 3, 2009 monthly meeting be approved as presented. Vote: 6-0. Motion carried.

G. PLANS TO BE REVIEWED FOR COMPLETENESS:

1. HARROLD-HARROLD-RUDOLPH HARTWIG (No. 20080056) Tax Map #50-29-00-0-019	SITE PLAN Zoned R-1
--	----------------------------

COMMENTS:

Mr. Lance Schnupp represented this plan and advised that the plan divides an existing parcel into two one acre parcels. The adjacent property owner is purchasing one lot and will landhook it into his property. Staff advised that the plan was complete. Mr. Mlakar advised that since this plan was an addition to another parcel it would be administrative.

ACTION:

Mr. Kurzinski made a motion, seconded by Mr. Weissinger, to send the plan on to the Board of Supervisors as administrative. Vote: 6-0. Motion carried.

2. EASTGATE ENTERPRISES (No. 20080071) Tax Map #50-16-16-0-025 & 026	SUBDIVISION PLAN Zoned R-1B
---	---------------------------------------

COMMENTS:

Mr. Don Hixson represented this plan and advised that the plan is a lot consolidation for two lots. Mr. Mlakar asked the developer to show the sewer line on the plan and submit a certification letter from HTMA. He noted that since this plan was a lot consolidation, it would be administrative.

ACTION:

Mr. Kurzinski made a motion, seconded by Mr. Weissinger, to send the plan on to the Board of Supervisors as administrative. Vote: 6-0. Motion carried.

3. FAIRFIELD ESTATES (No. 20080072) Tax Map #50-29-00-0-009 & 127	SUBDIVISION PLAN Zoned R-1
--	--------------------------------------

COMMENTS:

Mr. Mlakar advised that this plan was not a subdivision, but was the final application for the Fairfield Estates PRD Phase I, and was placed on the agenda because it was in the 60 day review period. He noted that nothing had changed from the original preliminary plan approved by the Board of Supervisors and that the township had resolved the issues from an appeal the developer filed. He stated that the plan is a PRD because it is a combination of mixed uses.

ACTION:

Mr. Sternick made a motion, seconded by Mr. Durishan, to recommend approval of the plan as presented. Vote: 6-0. Motion carried.

4. GRANDVIEW ESTATES PHASE I (No. 20080074) Tax Map #50-27-00-0-170 & 327	SUBDIVISION PLAN Zoned R-1
--	--------------------------------------

COMMENTS:

Mr. Charles Speicher represented this plan and advised that the plan is a line correction for the original plan. Mr. Mlakar advised that approval for this plan would be administrative.

ACTION:

Mr. Durishan made a motion, seconded by Mr. Kurzinski, to send the plan on to the Board of Supervisors as administrative. Vote: 6-0. Motion carried.

5. BRADISH CONSOLIDATION PLAN (No. 20080075) Tax Map #50-27-16-0-005 & 006; 27-12-0-001 & 002; 28-09-0-001, 002, 003; 28-13-0-002, 003, 004, 006, 007, 008, 009, 011, 076, 079, 080	SUBDIVISION PLAN Zoned R-1
---	-------------------------------

COMMENTS:

Mr. Emil Bove represented this plan and advised that the plan consolidates 33 lots into one 10+ acre parcel. Mr. Mlakar advised that approval for this plan would be administrative.

ACTION:

Mr. Kurzinski made a motion, seconded by Mr. Durishan, to send the plan on to the Board of Supervisors as administrative. Vote: 6-0. Motion carried.

6. BAKER HUGHES, INC. (No. 20080076) Tax Map #50-41-00-0-081	FINAL SITE PLAN Zoned I-2
--	------------------------------

COMMENTS:

No one was present to represent this plan. Mr. Mlakar advised that the plan was complete.

ACTION:

Mr. Weissinger made a motion, seconded by Mr. Durishan, to forward the plan for technical review. Vote: 6-0. Motion carried.

H. PLANS FOR TECHNICAL REVIEW:

(1) ADK CARDIOLOGY, INC.
(No. 20080003)
Tax Map #50-13-00-0-026

SITE PLAN
Zoned B-3

COMMENTS:

No one was present to represent this plan. Mr. Mlakar advised that the site plan is for an addition to an existing building. He noted that the plan was tabled in May of 2008 for various reasons. He stated that the only remaining condition was final stormwater approval.

ACTION:

Mr. Durishan made a motion, seconded by Mr. Stitely, to recommend approval of the plan with the condition so noted. Vote: 6-0. Motion carried.

(2) TOWNE SQUARE SHOPS
(No. 20080068)
Tax Map #50-21-12-0-027

SITE PLAN
Zoned R-1

COMMENTS:

Mr. Weissinger recused himself from consideration of this plan. Mr. Don Hixson and Mr. Bruce Seeno represented this plan and advised that the plan is for the renovation of an existing building and construction of an addition. It was noted that there is adequate parking for any mixture of commercial uses. It was further noted that the developer was granted a conditional use permit from the Zoning Hearing Board. Mr. Mlakar advised that approval could be granted conditioned upon stormwater approval and signage requirements (stop signs).

ACTION:

Mr. Kurzinski made a motion, seconded by Mr. Sternick, to send the plan on to the Board of Supervisors with the conditions so noted. Vote: 6-0. Motion carried.

(3) HEINNICKEL
(No. 20080070)
Tax Map #50-11-00-0-075

SUBDIVISION
Zoned A-1

COMMENTS:

Mr. Alquin Heinnickel and Mr. Alquin Heinnickel III represented this plan. Mr. Mlakar advised that the developer's engineer had addressed all of the township's comments; however, he now is showing an abandoned portion of Matt Shields Road, which cannot be found on any township maps. Mr. Heinnickel stated that there is a remnant of an old road in the area which is all overgrown with vegetation. Mr. Mlakar stated that approval could be recommended conditioned upon the developer's engineer removing this notation from the plan.

ACTION:

Mr. Weissinger made a motion, seconded by Mr. Stitely, to recommend approval of the plan as presented with the condition so noted. Vote: 6-0. Motion carried.

(4) DAISY I. REYNOLDS (No. 20080045) Tax Map #50-27-00-0-064	SUBDIVISION PLAN Zoned A-1
--	-------------------------------

COMMENTS:

Mr. Ron Regola represented this plan and advised that they had addressed all of the township’s comments. Mr. Mlakar advised that the plan could be recommended for approval as presented.

ACTION:

Mr. Weissinger made a motion, seconded by Mr. Stitely, to recommend approval of the plan as presented. Vote: 6-0. Motion carried.

I. NEW BUSINESS

Mr. Orie advised that the state has come out with new funding requirements wherein applications for grants from the township and the HTMA must be accompanied by a letter from the Planning Commission that states that the projects are consistent with the comprehensive plan and are sound planning. He presented letters for the approval for the following projects: (1) West Point; (2) Cambridge Drive; (3) Fort Allen Watershed; (4) HTMA screenings removal agreement; (5) West Hempfield/Greenridge Sewage Project; (6) Andrews Run Project. Mr. Durishan made a motion, seconded by Mr. Kurzinski, to approve and forward the letters of consent for the projects so noted. Vote: 6-0. Motion carried.

J. OLD BUSINESS - None

K. ADJOURNMENT:

Hearing no objections, Mr. Shelapinsky adjourned the meeting at 8:00 pm.

MEETING ADJOURNED AT 8:00 PM

Chairman

Secretary