

**HEMPFIELD TOWNSHIP PLANNING COMMISSION**

**MONTHLY MEETING**

**MAY 6, 2009**

**A. CALL TO ORDER:**

The regular monthly meeting of the Hempfield Township Planning Commission was called to order at 7:00 P.M. by Chairman Mr. Phil Shelapinsky.

**Members Present:** Mr. Phillip Shelapinsky      Mr. John Stitely  
Mrs. Patricia Volpe      Mr. Gerry Durishan  
Mr. Alan Kurzinski      Mr. James Errett

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

**B. APPROVAL OF MINUTES:**

**1. April 1, 2009 Monthly Meeting**

Mr. Durishan made a motion, seconded by Mr. Stitely, to approve the minutes of April 1, 2009. Vote: 6-Yes. Motion carried.

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

<b>HARROLD ZION EVANGELICAL LUTHERAN CHURCH Tax Map #50-20-00-0-081 &amp; 082 File #20090010</b>	<b>SUBDIVISION ZONED A-1 16.982 Acres 2 Lots</b>
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**COMMENTS:**

Mr. Steve Pilipovich, Tri-County Engineering explained that the Baltzer Meyer Historical Society owns the building with the old schoolhouse. The Historical Society is obtaining Lot B, which is the property directly behind their property. Mr. Pilipovich noted this is just an adjustment of the property line and would create no new buildable lots.

**ACTION:**

Mr. Stitely made a motion, seconded by Mr. Kurzinski to approve this plan for completeness and forward it to staff for technical review. Vote: 6-Yes. Motion carried.

<b>NANCY L. LOGAN</b> <b>Tax Map #50-18-00-0-105</b> <b>File #20090011</b>	<b>SUBDIVISION</b> <b>ZONED A-1</b> <b>68.563 Acres</b> <b>3 Lots</b>
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**COMMENTS:**

Mr. Steve Pilipovich, Tri-County Engineering representing Nancy Logan, informed the Commission that the Logan farm is intersected by the Turnpike along Eisaman Road and Arona Road. This subdivision affects the property on the west side of the Turnpike where her house is located, which is Parcel #2. Mrs. Logan would like to subdivide off Parcel 2 and convey it to one of her sons. Parcel 3, which contains farm buildings, would be given to the other son. The parent tract of 64 acres will remain in her name.

**ACTION:**

Mr. Errett made a motion, seconded by Mr. Durishan, to approve this plan for completeness and forward it to staff for technical review. Vote: 6-Yes. Motion carried.

<b>WRHN INDUSTRIES</b> <b>Tax Map #50-21-00-0-037</b> <b>File #20090012</b>	<b>SUBDIVISION</b> <b>ZONED I-1</b> <b>3.94 Acres</b> <b>3 Lots</b>
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**COMMENTS:**

Mr. Dennis Rosatti, land surveyor for WRHN Industries, advised this property is the old trucking company located in the Industrial Park on Woodward Drive Extension. There are two buildings on the site, one is on Parcel C and the other building, which is the actual trucking terminal building is on Parcel B. Parcel A is currently a vacant lot. The owners want to separate the two buildings and sell them off separately.

**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: 6-Yes. Motion carried.

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

**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. Roland Blake informed the Commission that he and his wife have a contract to purchase the Weavers' Old Stand School from the Hempfield Area School District. Mr. Blake would like to change the zoning from single family to a duplex. Mr. Blake stated there would be no external changes to the buildings. The changes would be in the interior only as there would be two apartments there, and Mr. Blake will use the other attached building for personal use.

**ACTION:**

Mr. Durishan made a motion, seconded by Mr. Stitely, to recommend this zoning change request for approval to the Board of Supervisors. Vote: 6-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**

**COMMENTS:**

Mr. Mark Mox, engineer from McIlvried, DiDiano & Mox, LLC, explained that McDonald's as requested by the Commission last month and with PennDot's recommendations, has increased the radiuses on both driveways and made the turns more gradual. Other than the driveway changes the drawings have remained the same. Mr. Mlakar inquired if Mr. Mox has received a written comment letter back from PennDOT, as Mr. Mlakar would like to see the documentation for the record as the Township does not receive communication from PennDOT.

**ACTION:**

Mrs. Volpe made a motion, seconded by Mr. Errett, to recommend this site plan to the Board for Supervisors for approval contingent on the PennDOT highway occupancy permits. Vote: 6-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**

**COMMENTS:**

Mr. Steve Pilipovich, Tri-County Engineering representing Myrna Downes, stated this is a subdivision plan to separate Lot #4, with an existing dwelling from the remainder of the property. This lot will be conveyed to her son. Lot #1, which is the residual tract, will be added to Myrna Downes' parcel, which is an existing parcel of record.

**ACTION:**

Mr. Stitely made a motion, seconded by Mr. Kurzinski, to recommend this subdivision plan to the Board of Supervisors. Vote: 6-Yes. Motion carried.

**I. NEW BUSINESS:** None.

**J. OLD BUSINESS:** None.

**K. ADJOURNMENT:**

**Meeting adjourned at 7:29 P.M.**

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**Chairman**