

HEMPFIELD TOWNSHIP PLANNING COMMISSION

OCTOBER 7, 2009

REGULAR MONTHLY MEETING

A. CALL TO ORDER:

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

Members Present: Mr. Phil Shelapinsky
Mr. Gerald Durishan

Mr. Paul Sternick
Mrs. Patricia Volpe

Staff Present: Mr. Ken Orie
Mr. Les Mlakar

Mr. Len Deller
Mrs. Denise Rosak

B. APPROVAL OF MINUTES:

Mrs. Volpe made a motion, seconded by Mr. Sternick, to approve the Planning Commission minutes for September 2, 2009 as presented. Vote: 4-Yes. Motion carried.

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

SWEITZER, ESTHER B., PLAN 1

Esther B. Sweitzer

Sweitzer Road

Hempfield Township

SUBDIVISION # 20090020

Zoned R-1

2 Lots

3.32 Acres

COMMENTS:

Mr. R. Lance Schnupp advised the Planning Commission that the purpose of the Esther B. Sweitzer subdivision plan is to subdivide 3.3172 acres into two (2) parcels.

Mr. Mlakar and Mr. Orie commented that the plan is satisfactory to be forwarded on for technical review. It was also noted that the land hook should be removed since the purpose says to subdivide into two (2) parcels. Lastly, it was recommended that the plan show the setbacks for the front, side, and rear.

Motion:

Mr. Durishan made a motion, seconded by Mr. Sternick, to forward the Esther B. Sweitzer subdivision plan #20090020 onto the planning staff for technical review. Vote: 4-Yes. Motion carried.

SACKANDY - STEELE*Augustus G. Sackandy & Patricia Steele*

Kill Deer Hill Road

Hempfield Township

SUBDIVISION # 20090021

Zoned A-1

1 Lot

3.28 Acres

COMMENTS:

Mr. Dennis Rosatti advised the Planning Commission that the purpose of the Sackandy-Steele subdivision plan is to consolidate three parcels of land (Lots 1 and 2) Parcel 76 and 93, to create one (1) 3.28 acre parcel of land.

Mr. Mlakar and Mr. Orie commented that this is an administrative plan since it is merely a consolidation. After technical review, it can be directed to the Board of Supervisors for consideration.

Motion:

Mr. Sternick made a motion, seconded by Mr. Durishan, to forward the Sackandy-Steel subdivision plan #20090021 for final review and to the Board of Supervisors for consideration. Vote: 4-Yes. Motion carried.

MOWEEN TRUST

Waltz Mills Road (Near D & A Auto Auction)

Hempfield Township

ZONING CHANGE # 20090030ZC

I-1 to I-2

2 Lots

39.91 Acres

COMMENTS:

Mr. John Cenknor advised the Planning Commission that the purpose of the Moween Trust zoning change #20090030ZC from I-1 to I-2 is a stipulation in the potential sales agreement.

Mr. Mlakar commented that he and Mr. Dellera reviewed past records regarding this property. It was determined that there was a zoning change approved for Tract B, Lot 102, Meyer Plan. He added that Lot 201 came out first in a subdivision. He explained that the zoning change proposed was for Tract B, which is shown as Zone I. However, when reviewing the description, it does not appear that the right property was re-zoned. Mr. Mlakar said that it appears the second lot, which would have been now Tract C, may have been the ground re-zoned. He suggested the parcels be consolidated into one large tract. The surrounding zonings include a number of R-1A (Lots 19, 20, and 21), Agricultural (Lot 23) and a natural abutment to I-2. In addition, Interstate 70 would be a natural buffer. Mr. Mlakar advised the Planning Commission that he did not believe the Township would be creating spot zoning if the zoning change request was approved.

Motion:

Mr. Durishan made a motion, seconded by Mrs. Volpe, to recommend approval of the Moween Trust zoning change request #20090030ZC as requested. Vote: 4-Yes. Motion carried.

D. PLANS TO BE TECHNICALLY REVIEWED:

KISTLER-LANDER*Shawn Kistler*

Penn Manor Road

Hempfield Township

SUBDIVISION # 20090016

Zoned R-1

2 Lots

1 Acre

COMMENTS:

Mr. Mlakar commented that the Township received a letter from the applicant asking that consideration of this plan be tabled until next month's meeting on November 4th, 2009. He explained that the reason for the request is because the Zoning Hearing Board rendered a decision denying the variance request for this property. However, formal approval of that decision will not be conducted until next week. Mr. Mlakar said that he will contact the attorney representing this plan, Gary Falatovich, to request waiving the additional time requirements.

Motion:

Mr. Sternick made a motion, seconded by Mr. Durishan, to recommend tabling until the November Planning Commission meeting the Kistler-Lander subdivision #20090016 as requested by the applicant. Vote: 4-Yes. Motion carried.

MAYERS-MCCUNE*Linda R. Mayers & John M. McCune*

Evanstown Road

Hempfield Township

SUBDIVISION # 20090019

Zoned A-1

1 Lot

143.618 Acres

COMMENTS:

Mr. Richard Bourg represented the Mayers-McCune subdivision plan. He explained that the purpose of this subdivision is to create a single family residential building lot totaling 2.2086 acres. He noted that he did establish the 100 year flood boundaries. Lastly, Mr. Bourg said that he calculated the net buildable area based on the flood area, which is 34,000 square feet, which determined that there is plenty of room to build a house.

Mr. Mlakar and Mr. Orie recommended the Planning Commission approve the subdivision plan contingent upon D.E.P. approval.

Motion:

Mr. Durishan made a motion, seconded by Mr. Sternick, to recommend approval of the Mayers-McCune subdivision plan #20090019 contingent upon D.E.P. approval. Vote: 4-Yes. Motion carried.

E. NEW BUSINESS: (None)**F. OLD BUSINESS: (None)****G. ADJOURNMENT:****MEETING ADJOURNED 7:25 P.M.**

 Phil Shelapinsky, Chairman