

HEMFIELD TOWNSHIP PLANNING COMMISSION**MINUTES****March 1, 2017****7 P.M.**

Members Present: Mr. Frank Venzon Mr. Paul Sternick
 Mr. Rick Tatano Mr. John Anderson
 Mr. Bill Bretz

Staff Present: Mr. Len Delleria Mr. Dan Schmitt
 Mr. Chris Skovira Mrs. Callie Krueger

A. CALL TO ORDER

The regularly scheduled meeting of the Hempfield Township Planning Commission held at the Hempfield Township Municipal Building, was called to order at 7:00 p.m. by Secretary, Mr. Frank Venzon.

B. APPROVAL OF MINUTES

1. February 1, 2017 – Mr. Tatano made a motion, seconded by Mr. Bretz to approve the meeting minutes. Vote: 5-0. Motion carried.

C. ADMINISTRATIVE PLANS**1. Biondi Lot Line Revision****Subdivision****Public****SR****Owner:** Michael & Susan Biondi**Eng./Surveyor:** Paul J. Neff**Location:** Intersection of Penn-High Park Rd. & Sunview Ave. **Tax Map #:** 50-13-03-0-012 & 013**Purpose:** Revision of the existing boundary line between Tax Parcels 50-13-03-0-012 & 013**COMMENTS:**

Mr. Biondi represented the Biondi Lot Line Revision Subdivision Plan. The existing lot line runs through a wooden building and the lot line revision would put the wooden building on one property. Mr. Skovira recommended that the plan be forwarded to the Board of Supervisors.

MOTION:

Mr. Sternick made a motion, seconded by Mr. Anderson to forward the Biondi Lot Line Revision Plan to the Board of Supervisors. Vote: 5-0. Motion carried.

D. PLANS TO BE REVIEWED FOR COMPLETENESS & FORWARDED FOR TECHNICAL REVIEW**1. Pettigrew Plan****Subdivision****Public****A****Owner:** John Pettigrew (Trustee)**Eng./Surveyor:** Robert Deglau, Allstate Mapping, Inc.**Location:** Arona Rd. at Orchard Dr.**Tax Map #:** 50-25-00-0-112**Purpose:** Divide 30+/- acres into two (2) buildable single-family home sites.**COMMENTS:**

Mr. Deglau represented the Pettigrew Subdivision Plan. Mr. Deglau stated that part of this plan is located in Arona Borough so the plan has been sent to Arona Borough and the county for their review. Mr. Delleria recommended that the plan be forwarded for technical review.

MOTION:

Mr. Bretz made a motion, seconded by Mr. Tatano to forward the Pettigrew Subdivision Plan for technical review.
Vote: 5-0. Motion carried.

2. Trout Plan

Subdivision	Public	A
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Owner: Denise L. Trout**Eng./Surveyor:** Dennis M. Rosatti**Location:** Across from intersection of Slate Run Rd. & Feightner Rd.**Tax Map #:** 50-22-00-0-051**Purpose:** To split the 5.64 acre tract to create two (2) parcels for single family residences.**COMMENTS:**

Mr. Rosatti represented the Trout Subdivision Plan. Mr. Rosatti noted that there are flood plains located on this plan but there will be no construction in those zones. Eventually, a Letter of Map Amendment will be applied for. Mr. Skovira recommended that the plan be forwarded for technical review.

MOTION:

Mr. Tatano made a motion, seconded by Mr. Sternick to forward the Trout Subdivision Plan for technical review.
Vote: 5-0. Motion carried.

3. St. Emma's Plan of Subdivision

Subdivision	Public	A
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Owner: Benedictine Sisters at St. Vincent Archabbey**Eng./Surveyor:** Victor P. Regola & Associates**Location:** 1001 Harvey Ave. (SR 819)**Tax Map #:** 50-09-00-0-126**Purpose:** To subdivide 21.933 acres as a non-buildable lot which is to be leased to Hannastown Golf Club for use as a golf driving range.**COMMENTS:**

Mr. Richard Bourg, of Victor P. Regola & Associates represented the St. Emma's Plan of Subdivision. This lot will be a non-buildable lot for use of a driving range. St. Emma's will retain ownership of the property and it will be leased to Hannastown Golf Club.

MOTION:

Mr. Sternick made a motion, seconded by Mr. Tatano to forward the St. Emma's Subdivision for technical review.
Vote: 5-0. Motion carried.

4. Hempfield Dollar General

Subdivision	Public	NC
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Owner: PTV 1006, LLC**Eng./Surveyor:** CME Engineering LP**Location:** SR 136 West Newton Rd.**Tax Map #:** 50-20-00-0-160**Purpose:** Proposed Dollar General retail store and associated parking area. Site includes State Road access, stormwater control features, an excel material fill area, and water, sewage, gas, and electrical service connections.**COMMENTS:**

Ms. Ashley Wineman of PTV 1006, LLC and engineers from CME Engineering represented the Hempfield Dollar General Subdivision Plan. Mr. Schmitt recommended that the plan be forwarded for technical review.

MOTION:

Mr. Sternick made a motion, seconded by Mr. Anderson to forward the Hempfield Dollar General Subdivision Plan for technical review. Vote: 5-0. Motion carried.

5. Hempfield Dollar General

Site Plan	Public	NC
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Owner: PTV 1006, LLC**Eng./Surveyor:** CME Engineering LP**Location:** SR 136 West Newton Rd.**Tax Map #:** 50-20-00-0-160**Purpose:** Proposed Dollar General retail store and associated parking area. Site includes State Road access, stormwater control features, an excel material fill area, and water, sewage, gas, and electrical service connections.

COMMENTS:

Ms. Ashley Wineman of PTV 1006, LLC and engineers from CME Engineering represented the Hempfield Dollar General Subdivision Plan. There will be an entrance into the location across from the Janyce Drive entrance. It was stated that there will be a 20' landscape buffer between the developed site and the residential area. It was noted that there would be an insignificant increase in the flow of traffic on Route 136. Mr. Schmitt recommended that the plan be forwarded for technical review.

MOTION:

Mr. Sternick made a motion, seconded by Mr. Anderson to forward the Hempfield Dollar General Site Plan for technical review. Vote: 5-0. Motion carried.

6. Greensburg Care Center**Site Plan****Public****LI**

Owner: Greensburg Care Center Assoc., LLC

Eng./Surveyor: Victor P. Regola & Associates

Location: Industrial Park Rd.

Tax Map #: 50-16-00-0-149

Purpose: Construction of a building addition of 3,634 square feet (46'x79') to the existing personal care home and construction of 18 parking spaces at this site.

COMMENTS:

Mr. Doug Regola of Victor P. Regola & Associates, Inc. represented the Greensburg Care Center Site Plan. It was noted that the extra space is not intended for extra residents, but rather to add additional rooms and space for existing residents. Mr. Schmitt recommended that the plan be forwarded for technical review.

MOTION:

Mr. Tatano made a motion, seconded by Mr. Bretz to forward the Greensburg Care Center Site Plan for technical review. Vote: 5-0. Motion carried.

7. W.C.C.C. Science Inn. Center**Site Plan****Public****I**

Owner: W.C.C.C.

Eng./Surveyor: Herbert, Rowland & Grubic, Inc.

Location: North of Community College Drive

Tax Map #: 50-38-00-0-209

Purpose: Construction of an 18,560 square foot addition to the existing Science Hall building located on the W.C.C.C. Campus

COMMENTS:

Mr. Jim Feath represented the W.C.C.C. Science Inn. Center Site Plan. The addition to the existing facilities will consolidate the science program by relocating existing laboratories in other locations to the new addition. Mr. Schmitt recommended that the plan be forwarded for technical review.

MOTION:

Mr. Bretz made a motion, seconded by Mr. Tatano to forward the W.C.C.C. Science Inn. Center Site Plan for technical review. Vote: 5-0. Motion carried.

E. PLANS TO BE TECHNICALLY REVIEWED NONE**F. NEW BUSINESS: NONE****G. OLD BUSINESS: NONE**

H. ADJOURNMENT: The regularly scheduled meeting of the Hempfield Township Planning Commission was adjourned at 7:46 p.m. by Secretary, Mr. Frank Venzon.