

**HEMFIELD TOWNSHIP PLANNING COMMISSION****MINUTES****January 4, 2017****7 P.M.**

Members Present:            Mr. William Utzman            Mr. Frank Venzon  
                                      Mr. Rick Tatano                Mr. Bill Benton  
                                      Mr. Bill Bretz

Staff Present:                Mr. Patrick Karnash            Mr. Dan Schmitt  
                                      Mr. Chris Skovira               Mrs. Callie Krueger

**A. CALL TO ORDER AN APPOINTMENT OF TEMPORARY CHAIRMAN**

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 Mr. William Utzman. Mr. Utzman made a motion, seconded by Mr. Venzon to appoint Mr. Chris Skovira as the temporary chairman. Vote: 5-0. Motion carried.

**B. NOMINATION OF PERMANENT CHAIRMAN**

Mr. Benton made a motion, seconded by Mr. Venzon to nominate Mr. William Utzman as the Chairman of the Planning Commission. Vote: 4-1 Abstain (Utzman). Motion carried.

**C. NOMINATION OF VICE-CHAIRMAN**

Mr. Utzman made a motion, seconded by Mr. Venzon to nominate Mr. Benton as the Vice-Chairman of the Planning Commission. Vote: 4-1 Abstain (Benton). Motion carried.

**D. NOMINATION AND APPOINTMENT OF SECRETARY**

Mr. Utzman made a motion, seconded by Mr. Benton to appoint Mr. Venzon as Secretary of the Planning Commission. Vote: 4-1 Abstain (Venzon). Motion carried.

**E. NOMINATION AND APPOINTMENT OF ASSISTANT SECRETARY**

Mr. Venzon made a motion, seconded by Mr. Benton to appoint Mr. Tatano as Assistant Secretary of the Planning Commission. Vote: 4-1 Abstain (Tatano). Motion carried.

**F. APPROVAL OF MINUTES**

1. December 7, 2016 – Mr. Venzon made a motion, seconded by Mr. Benton to approve the meeting minutes from December 7, 2016. Vote: 5-0. Motion carried.

**G. ADMINISTRATIVE PLANS****1. Stoup Consolidation Plan****Subdivision****Public****SR****Owner:** Chad A. & April Stoup**Eng./Surveyor:** Dennis M. Rosatti, P.L.S.**Location:** Near intersection of Valley Dr. & Locust Valley Rd. **Tax Map #:** 50-09-13-0-065 & 66**Purpose:** Consolidate the two (2) adjoining lots to create one (1) single zoned parcel.**COMMENTS:**

It was confirmed that there are no flood zones in this location. Mr. Schmitt recommended that the plan be forwarded to the Board of Supervisors.

**MOTION:**

Mr. Benton made a motion, seconded by Mr. Tatano to forward the Stoup Consolidation Plan to the Board of Supervisors for approval. Vote: 5-0. Motion carried.

**2. Lonigro Consolidation Plan****Subdivision****Public****SR****Owner:** Fran L. Lonigro**Eng./Surveyor:** Dennis M. Rosatti, P.L.S.**Location:** Intersection of Old Rt. 30 & Claremont Dr.**Tax Map #:** 50-15-13-0-054 & 055**Purpose:** Consolidate the two (20) adjoining parcels to create one (10) single zoned lot.**COMMENTS:**

Mr. Schmitt recommended that the plan be forwarded to the Board of Supervisors.

**MOTION:**

Mr. Venzon made a motion, seconded by Mr. Tatano to forward the Lonigro Consolidation Plan to the Board of Supervisors for approval. Vote: 5-0. Motion carried.

**H. PLANS TO BE REVIEWED FOR COMPLETENESS & FOREWARDED FOR TECHNICAL REVIEW****1. Speedway #100846****Subdivision****Public****RC****Owner:** Realco Development Company**Eng./Surveyor:** Mark M. Zimmerman, Morris Knowles**Location:** 835 E. Pittsburgh St.**Tax Map #:** 50-16-13-0-005**Purpose:** Lot consolidation plan for new Speedway Gas Station Project.**COMMENTS:**

Mr. Schmitt recommended that the plan be forwarded for technical review.

**MOTION:**

Mr. Tatano made a motion, seconded by Mr. Venzon to forward the Speedway #100846 Subdivision plan for technical review. Vote: 4-1 abstain (Utzman). Motion carried.

**2. Speedway #100846****Site Plan****Public****RC****Owner:** Realco Development Company**Eng./Surveyor:** Mark M. Zimmerman, Morris Knowles**Location:** 835 E. Pittsburgh St.**Tax Map #:** 50-16-13-0-005**Purpose:** Construction of Speedway gas station, including a 3,940 square foot building and parking lot.**COMMENTS:**

Mr. Schmitt recommended that the plan be forwarded for technical review.

**MOTION:**

Mr. Benton made a motion, seconded by Mr. Bretz to forward the Speedway #100846 Site Plan for technical review. Vote: 4-1 abstain (Utzman). Motion carried.

**3. Donna F. & James C. Lopes Plan #1****Subdivision****Public****SR****Owner:** Donna F. and James C. Lopes**Eng./Surveyor:** Gary Baird, Lennon Smith Souleret Eng.**Location:** Intersection of Swede Hill Rd & Grandview Dr.**Tax Map #:** 50-13-00-0-094**Purpose:** Subdivide existing property into two (2) lots. Lot A will be retained by Donna F. and John C. Lopes and Lot B will be attached and become part of Hempfield Land Development Company property (Grandview Estates).**COMMENTS:**

Mr. Schmitt recommended that the plan be forwarded for technical review.

**MOTION:**

Mr. Venzon made a motion, seconded by Mr. Tatano to forward the Donna F. & James C. Lopes Plan #1 Subdivision for technical review. Vote: 5-0. Motion carried.

<b>4. Grandview Estates – Phase 2</b>	<b>Subdivision</b>	<b>Public</b>	<b>SR</b>
<b>Owner:</b>	Hempfield Land Development Co.	<b>Eng./Surveyor:</b>	Gary Baird, Lennon Smith Souleret Eng.
<b>Location:</b>	Intersection of Swede Hill Rd. & Grandview Dr.	<b>Tax Map #:</b>	50-27-00-0-166
<b>Purpose:</b>	Create Lots B-1, B-2, and B-3 and add to the Grandview Estates Phase 2.		

**COMMENTS:**

Mr. Schmitt recommended that the plan be forwarded for technical review.

**MOTION:**

Mr. Benton made a motion, seconded by Mr. Tatano to forward the Graview Estates – Phase 2 Subdivision plan for technical review. Vote: 5-0. Motion carried.

**I. PLANS TO BE TECHNICALLY REVIEWED**      **NONE**

**J. NEW BUSINESS:**                      **NONE**

**K. OLD BUSINESS:**                      **NONE**

**L. ADJOURNMENT:**                      The regularly scheduled meeting of the Hempfield Township Planning Commission was adjourned at 7:23 p.m. by Chairman, Mr. William Utzman.

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CHAIRMAN