

HEMPFIELD TOWNSHIP PLANNING COMMISSION

NOVEMBER 1, 2017

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, Bill Utzman.

Members Present: Mr. Bill Utzman
Mr. Bill Benton (Arrived 7:12 p.m.)
Mr. Bill Bretz
Mr. Paul Sternick
Mr. Frank Venzon
Mr. John Anderson

Staff Present: Mr. Chris Skovira
Mr. Dan Schmitt (Arrived 7:12 p.m.)
Mr. Len Deller
Mrs. Denise Rosak

B. APPROVAL OF MINUTES:

Mr. Anderson made a motion, seconded by Mr. Bretz, to approve the October 4, 2017 Planning Commission minutes as presented. Vote: 5 -0. Motion carried.

C. ADMINISTRATIVE PLANS:

NICHOLAS RAIMONDO PLAN Nicholas Raimondo Echo Valley Road Hempfield Township	SUBDIVISION #20170692 Zoned SR 2 Lots 9.5529 Acres
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COMMENTS:

Mr. Richard Bourg of V. P. Regola & Associates, Inc. represented the Nicholas Raimondo Plan #20170692. He advised that the purpose of the plan is merely a boundary line revision. He also added that the applicant desires to update the existing 15 foot rear setback designated on the plat to 35 feet.

Mr. Skoviera recommended the plan be forwarded for technical review and then forwarded for action at the November 27th, 2017 meeting of the Board of Supervisors.

MOTION:

Mr. Venzon made a motion, seconded by Mr. Sturnick, to forward the Nicholas Raimondo Plan #20170692 for administrative technical review. Vote: 5-0. Motion carried.

EIDEMILLER/ATHLETIC CLUB PLAN

Adam Eidemiller Inc.
Sheraton Drive
Hempfield Township

SUBDIVISION #20170705

Zoned RC
2 Lots
170.461 Acres

COMMENTS:

Mr. Mike Misak of Tri-County Engineering, LLC represented the Eidemiller/Athletic Club Plan #20170705. He advised that the purpose of the plan is to create side yard additions for the Eidemiller property and the Westmoreland Athletic Club property.

Mr. Skoviera recommended the plan be forwarded for technical review and then forwarded for action at the November 27th, 2017 meeting of the Board of Supervisors.

COMMENTS:

Mr. Sturnick made a motion, seconded by Mr. Venzon, to forward the Eidemiller/Athletic Club Plan #20170705 for administrative technical review. Vote: 5-0. Motion carried.

D. PLANS REVIEWED FOR COMPLETENESS & FORWARDED FOR TECHNICAL REVIEW:

PROPOSED MEDICAL OFFICE BUILDING

Allegheny Health Network
Route 30 at Agnew Road
Hempfield Township

SITE PLAN #20170703

Zoned RC
1 Lot
9.23 Acres

COMMENTS:

Mr. Shyler VanSoest of Allegheny Health Network represented the Proposed Medical Office Building Subdivision Plan #20170703, and was accompanied by representatives from Trammell Crow Company and Dana Klann of Civil & Environmental Consultants, Inc. He advised that the purpose of the site plan is a land development submission for a 90,000 square foot medical office building/community hospital and 30,000 square foot medical office building (Phase II expansion) with associated stormwater management, parking, driveways, sidewalks, landscaping, and utilities. In addition, he advised the Commission that a request for a reduction to the parking space requirements is being submitted. Mr. VanSoest also advised the PennDot required a traffic study for the proposed site location which has been submitted.

Mr. Skoviera recommended the plan be forwarded for technical review.

MOTION:

Mr. Venzon made a motion, seconded by Mr. Anderson, to forward Allegheny Health Network Proposed Medical Office Building Site Plan #20170703 for technical review by the planning staff. Vote: 5-Yes 1-Abstention – Mr. Benton abstained because he arrived late to the meeting and did not hear the entire presentation for the plan. Motion carried.

FMC GREENSBURG	SITE PLAN #20170706
COP Greensburg	Zoned RC
1003 North Greengate Road	1 Lot
Hempfield Township	4.88 Acres

COMMENTS:

Mr. Dante Cellitti of Morris Knowles & Associates, Inc. represented the FMC Greensburg Site Plan #20170706. He advised that the purpose of the site plan is for the construction of a 7,919 square foot dialysis center with associated parking and stormwater facilities.

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

MOTION:

Mr. Bretz made a motion, seconded by Mr. Sturnick, to forward the FMC Greensburg Site Plan #20170706 for technical review by the planning staff. Vote: 5-Yes. 1-Recusal – Mr. Utzman due to the fact that his engineering/surveying company represents the plan. Motion carried.

E. PLANS TO BE TECHNICALLY REVIEWED:

COMMERCE CROSSING IND. PARK SANITARY SEWER INFRASTRUCTURE PUMP STATION 1B	SUBDIVISION #20170622
W.C.I.C.D.	Zoned LI
559 Hunker Waltz Mill Road	Lot(s)
Hempfield Township	Acres

COMMENTS:

Mr. Bryan Clement of H.F. Lenz Company represented the Commerce Crossing Ind. Park Sanitary Sewer Infrastructure Pump Station 1B Subdivision Plan #20170622.

Mr. Schmitt advised that this is the first step in the creation of tt to be transferred to the Municipal Authority of Westmoreland County for a sewage pump station. He recommended approval of the Commerce Crossing Ind. Park Sanitary Sewer Infrastructure Pump Station 1B Subdivision Plan #20170622 as presented.

MOTION:

Mr. Venzon made a motion, seconded by Mr. Benton, to recommend approval of the Commerce Crossing Ind. Park Sanitary Sewer Infrastructure Pump Station 1B Subdivision Plan #2017062 to the Board of Supervisors as presented. Vote: 6-0. Motion carried.

**COMMERCE CROSSING IND. PARK
SANITARY SEWER INFRASTRUCTURE
PUMP STATION 1B**

SITE PLAN #20170637

MAWC
559 Hunker Waltz Mill Road
Hempfield Township

Zoned LI
Lot(s)
Acres

COMMENTS:

Mr. Bryan Clement of H.F. Lenz Company represented the Commerce Crossing Ind. Park Sanitary Sewer Infrastructure Pump Station 1B Site Plan #20170637. He explained that the purpose of the plan is for the construction of a municipal sanitary sewage pump station to be dedicated to the Municipal Authority of Westmoreland County.

Mr. Schmitt recommended approval of the Commerce Crossing Ind. Park Sanitary Sewer Infrastructure Pump Station 1B Site Plan #20170637 as presented.

MOTION:

Mr. Anderson made a motion, seconded by Mr. Venzon, to recommend approval of the Commerce Crossing Ind. Park Sanitary Sewer Infrastructure Pump Station 1B Site Plan #20170637 to the Board of Supervisors as presented. Vote: 6-0. Motion carried.

F. NEW BUSINESS: None

G. OLD BUSINESS: None

H. ADJOURNMENT:

Mr. Utzman made a motion, seconded by Mr. Venzon, to adjourn the meeting at 7:30 p.m. Vote: 6-0. Motion carried.

MEETING ADJOURNED 7:30 P.M.

Bill Utzman, Chairman