

HEMPFIELD TOWNSHIP PLANNING COMMISSION

APRIL 5, 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
Mr. Bill Bretz
Mr. Rick Tatano
Mr. Paul Sternick
Mr. Frank Venzon
Mr. John Anderson

Staff Present: Mr. Chris Skovira
Mr. Dan Schmitt
Mr. Patrick Karnash
Mrs. Denise Rosak

B. APPROVAL OF MINUTES:

Mr. Venzon made a motion, seconded by Mr. Tatano, to approve the March 1, 2017 Planning Commission minutes as presented. Vote:7 -0. Motion carried.

C. ADMINISTRATIVE PLANS:

HIGHLANDS PLAN 2 John M. & Laurel L. Highlands Corner of Route 66 & Miller Lane Hempfield Township	SUBDIVISION #20170088 Zoned A-1 1 Lot 48.74 Acres
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COMMENTS:

Mr. John Highlands, Laurel Highlands Surveying, represented the Highlands Plan 2 Subdivision Plan #20170088. He advised that there is a change in the plan because the proposed buyer only wants 2.6 acres and not the original 17 acres. Therefore, the subdivision plan was changed to show Parcel C (side lot addition) now consisting of only 2.6 acres.

Mr. Schmitt said that the change in the original subdivision plan presented would require an adjustment to the remaining acreage listed. In addition, he commented that the plan number needs added to the plat along with original signatures.

MOTION:

Mr. Anderson made a motion, seconded by Mr. Tatano, to forward Highland Plan 2 Subdivision Plan #20170088 for administrative approval contingent upon the plan number and original signatures being added to the plat. Vote: 7-0. Motion carried.

CLOVER COMMUNITIES HEMPFIELD, LLC	ZONE CHANGE #20170153
Clover Communities Hempfield, LLC	NC to CR
Gribbin Family Partnership	
1043 Towne Square Drive (Across from Gander Mountain)	1 Lot
Hempfield Township	21 +/- Acres

COMMENTS:

Mr. Rob Jack, Clover Development, represented Zone Change #20170153 request from Neighborhood Commercial (NC) to Corridor Residential (CR). He advised that the zoning change requested is to allow for a proposed senior housing development which will consist of 119 +/- senior independent living apartments in a 3-story building.

MOTION:

Mr. Bretz made a motion, seconded by Mr. Sternick, to recommend approval of Clover Communities Hempfield, LLC Zone Change #20170153 from Neighborhood Commercial (NC) to Corridor Residential (CR) to the Board of Supervisors. Vote: 7-0. Motion carried.

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

ADESA AUTO AUCTION	SITE PLAN #20170106
ADESA Pennsylvania, LLC/Jaime Masters	Zoned LI
Rte. 70 & Hunker-Waltz Mill Road	3 Lots
Hempfield Township	31.9 Acres

COMMENTS:

Mr. Anthony Caponigro, P.E., Kimley-Horn, represented the ADESA Auto Auction Site Plan #20170106. He advised that the purpose of the site plan is for the construction of 27,000 square foot auto auction and associated customer parking and vehicle storage.

Mr. Schmitt commented that this plan is being reviewed for completeness and recommends it be forwarded to the professional staff for technical review and comments.

MOTION:

Mr. Venzon made a motion, seconded by Mr. Sternick, to forward ADESA Auto Auction Site Plan #20170106 for technical review by the planning staff. Vote: 7-0. Motion carried.

CALDWELL-TAROSKY

Wayne D. & Cynthia E. Caldwell
 Beech Hills Rd. to Bashforth Dr.
 Hempfield Township

SUBDIVISION #20170151

Zoned SR
 1 Lot
 9.539 Acres

COMMENTS:

Mr. Dennis M. Rosatti, P.L.S., represented the Caldwell-Tarosky Subdivision Plan #20170151. He advised that the plan consists of a 9.53 acre tract of land that is being subdivided into two (2) parcels, one with an existing home (Lot 2). Mr. Rosatti said that Lot 1 is a non-building parcel.

Mr. Schmitt commented that this plan is being reviewed for completeness and recommends it be forwarded to the professional staff for technical review and comments.

MOTION:

Mr. Benton made a motion, seconded by Mr. Anderson, to forward Caldwell-Tarosky Subdivision Plan #20170151 for technical review by the planning staff. Vote: 7-0. Motion carried.

HISTORIC HANNASTOWN COUNTY PARK

Westmoreland Co. Historical Society
 Westmoreland County
 Forbes Trail Road, Hannastown Fort
 Hempfield Township

SITE PLAN #20170152

Zoned A
 1 Lot
 176.9917 Acres

COMMENTS:

Mr. Don Lettrich, The Lettrich Group Architects/Planners, Inc., represented the Historic Hannastown County Park Site Plan #20170152. He advised that the purpose of the site plan is for the 9,000 square foot addition to the Steele House for an education center.

Mr. Schmitt advised that the Hempfield Township Zoning Hearing Board did grant a variance on March 14th, 2017 to the front setback requirements for this plan. He further commented that this plan is being reviewed for completeness and recommends it be forwarded to the professional staff for technical review and comments.

MOTION:

Mr. Benton made a motion, seconded by Mr. Venzon, to forward Historic Hannastown County Park Site Plan #20170152 for technical review by the planning staff. Vote: 7-0. Motion carried.

E. PLANS TO BE TECHNICALLY REVIEWED:

PETTIGREW PLAN John Pettigrew (Trustee) Arona Road at Orchard Drive Hempfield Township	SUBDIVISION #20170047 Zoned A 2 Lots 30.70 Acres
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COMMENTS:

Mr. Bob Deglau, P.L.S., Allstate Mapping, Inc., represented Pettigrew Subdivision Plan #20170047. He explained that the purpose of the plan is to subdivide a large parcel that is divided by Arona Road but never surveyed as two (2) lots, which is proposed for single family residential homes. The dividing boundary of Arona Road will be maintained.

Mr. Schmitt commented that the outstanding concerns for this plan are as follows:

- a. Arona Borough needs to sign off on the plan because the boundaries are between Hempfield and Arona Borough;
- b. D.E.P. tap for Lot #1;

MOTION:

Mr. Venzon made a motion, seconded by Mr. Anderson, to recommend approval of Pettigrew Plan Subdivision #2017007 to the Board of Supervisors contingent upon the above-listed items. Vote: 7-0. Motion carried.

TROUT PLAN Denise L. Trout Brian & Amanda Trout Slate Run Road at Feightner Road Hempfield Township	SUBDIVISION #20170065 Zoned a 2 Lots 5.64 Acres
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COMMENTS:

Mr. Dennis Rosatti, P.L.S., Land Surveyor, represented Trout Plan #20170065. He explained that the purpose of the plan is to split the 5.64 acre tract to create two (2) parcels for single family residences. Mr. Rosatti said that it was added to the plan that Parcel D, the residual tract parcel that had the house on it that burned down, is a non-buildable parcel. He advised that the property owners were made aware that in the future if they would wish to build on the parcel, that the plan would have to be re-submitted for approval as a buildable lot.

Mr. Schmitt commented all of the previous concerns have been addressed satisfactorily.

MOTION:

Mr. Benton made a motion, seconded by Mr. Tatano, to recommend approval of Trout Plan #20170065 as presented. Vote: 7-0. Motion carried.

ST. EMMA’S PLAN OF SUBDIVISION

Benedictine Sisters at St. Vincent Archabbey
1001 Harvey Avenue (SR 819), Greensburg
Hempfield Township

SUBDIVISION #20170067

Zoned A
1 Lot
101.925 Acres

COMMENTS:

Mr. Richard Borg, Victor P. Regola & Associates, Inc., represented St. Emma’s Plan of Subdivision #20170067. He explained that the purpose of the plan is 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.

Mr. Schmitt commented that all of the previous concerns have been addressed satisfactorily.

MOTION:

Mr. Benton made a motion, seconded by Mr. Venzon, to recommend approval of St. Emma’s Plan of Subdivision #20170067 as presented. Vote: 7-0. Motion carried.

**D. HENRY PROPERTIES, LLC
(FKA HEMPFIELD DOLLAR GENERAL)**
PTV 1006, LLC
SR 136 West Newton Road
Hempfield Township

SUBDIVISION #20170063
Zoned NC
1 Lot
3.1 Acres

COMMENTS:

Ashley Wineman, Sean Isgan, and Andy Gindlesperger of CME Engineering LP, represented D. Henry Properties, LLC, Subdivision Plan #20170063, otherwise known as the proposed Dollar General. They advised that the previous concerns have been addressed.

Mr. Schmitt commented that the outstanding concerns for this plan are as follows:

- a. THTMA/MAWC approval;
- b. D.E.P. approval;

MOTION:

Mr. Sternick made a motion, seconded by Mr. Venzon, to recommend approval of D. Henry Properties, LLC (FKA Hempfield Dollar General) Plan Subdivision #2017063 to the Board of Supervisors contingent upon the above-listed items. Vote: 7-0. Motion carried.

HEMPFIELD DOLLAR GENERAL

PTV 1006, LLC
SR 136 West Newton Road
Hempfield Township

SITE PLAN #20170064

Zoned NC
1 Lot
3.1 Acres

COMMENTS:

Ashley Wineman, Sean Isgan, and Andy Gindlesperger of CME Engineering LP, represented Hempfield Dollar General Site Plan #20170064. Mr. Sigán advised the Planning Commission and staff that CME Engineering LP is requesting conditional approval pending approval of stormwater management, PennDot, and the Westmoreland Conservation District. He added that he believes all of the comments in the Township's technical review letter dated March 28th, 2017 have been addressed. He elaborated on the following:

- a. Parking Requirements – Dollar General Stores are considered grocery neighborhood and that 76 percent of their sales are consumables. Therefore, he explained that the provided 33 parking spaces are sufficient in comparison to the 38 being required by the Township;
- b. Fire Hydrants – Dollar General declines the recommendation of installing an additional fire hydrant. Mr. Isgan said that there is a fire hydrant being proposed on Janyce Drive by the adjacent property owner that will be available in the future.
- c. Sprinkler System – Dollar General declines the recommendation of having the store sprinklered because it is constructed of concrete blocks and steel.

Mr. Schmitt advised the Planning Commission that they may consider tabling the plan to return to the May meeting or approving the plan with the following contingencies:

- a. Receipt of PennDot Highway Occupancy Permit for driveway;
- b. Receipt of PennDot Highway Occupancy Permit for stormwater connection to Route 136 (includes Indemnification Agreement with Hempfield Township as the applicant);
- c. Hempfield Township stormwater management approval;
- d. Erosion and sedimentation control approval from the Westmoreland County Conservation District;
- e. Receipt of NPDES Earth Disturbance Permit;
- f. Provide excess material fill areas agreement with adjacent property owner (Henry);
- g. Site parking calculations;
- h. Review and approval of landscaping plan proposed;
- i. Provide copies of easements for grinder pump line traversing properties not owned by applicant;
- j. Approval of sign package;

MOTION:

Mr. Benton made a motion, seconded by Mr. Sternick, to recommend approval of Hempfield Dollar General Site Plan #20170064 to the Board of Supervisors contingent upon the above-listed items. Vote: 7-0. Motion carried.

GREENSBURG CARE CENTER

Greensburg Care Center Assoc., LLC
 Industrial Park Road
 Hempfield Township

SITE PLAN #20170068

Zoned LI
 1 Lot
 9.8 Acres

COMMENTS:

Mr. Doug Regola, Victor P. Regola & Associates, Inc. represented Greensburg Care Center Site Plan #20170068. He explained that the purpose of the plan is to construct a 3,634 square foot building addition to the existing personal care home and construction of 18 parking spaces.

Mr. Schmitt commented that the outstanding concerns for this plan are as follows:

- a. Erosion & sedimentation control approval;
- b. Concurrence letter from THTMA/MAWC that no additional tap fees are required;
- c. Hempfield Township stormwater management approval;

MOTION:

Mr. Benton made a motion, seconded by Mr. Venzon, to recommend approval of Greensburg Care Center Site Plan #20170068 to the Board of Supervisors contingent upon the above-listed items. Vote: 7-0. Motion carried.

W.C.C.C. SCIENCE INNOVATION CENTER

W.C.C.C.
 North of Community College Drive
 Hempfield Township

SITE PLAN #20170069

Zoned I
 1 Lot
 Acres

COMMENTS:

Mr. Jim Feath, Herbert, Rowland & Grubic, Inc., represented the W.C.C.C. Science Innovation Center Site Plan #20170069. He explained that the purpose of the site plan is for the construction of an 18,560 square foot addition to the existing Science Hall building located on the W.C.C.C. Campus.

Mr. Schmitt commented that the outstanding concerns for this plan are as follows:

- a. Hempfield Township stormwater management approval;
- b. Erosion and sedimentation control approval;
- c. NPDES Earth Disturbance Permit;
- d. THTMA/MAWC and D.E.P. approval for sanitary sewer service;

MOTION:

Mr. Anderson made a motion, seconded by Mr. Venzon, to recommend approval of the W.C.C.C. Science Innovation Center Site Plan #20170069 to the Board of Supervisors contingent up the above-listed items. Vote: 7-0. Motion carried.

F. NEW BUSINESS:

1. **MAWC – South of Greensburg/Youngwood Act 537 Plan** – Mr. Schmitt advised the Planning Commission of the Municipal Authority of Westmoreland County’s South of Greensburg/Youngwood Act 537 Plan, which focuses on the New Stanton Sewage Treatment Plant (STP), Youngwood STP, and the collection systems flowing into those plants. In addition, he said the plan describes the physical improvements that the MAWC plans to implement to address the wet weather issues that face the former THTMA South of Greensburg Interceptor system and looks to address the wet weather overflow issues being experienced at the Youngwood STP by finding a joint solution that would be the most cost effective for both service areas since, as of July 2016, they are now both owned and operated by the same entity, MAWC. Mr. Benton made a motion, seconded by Mr. Sternick, to send a letter to Gibson-Thomas Engineering that the Planning Commission believes that the Plan is consistent with the Hempfield Township’s Comprehensive Land Use Plan. Vote: 7-0. Motion carried.

G. OLD BUSINESS: None

H. ADJOURNMENT:

Mr. Tatano a motion, seconded by Mr. Utzman, to adjourn the meeting at 8:40 p.m. Vote: 7-0. Motion carried.

MEETING ADJOURNED 8:40 P.M.

Bill Utzman, Chairman