

HEMPFIELD TOWNSHIP PLANNING COMMISSION MEETING

October 4, 2017
7:00 P.M.

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 William Utzman.

MEMBERS PRESENT: Mr. William Utzman Mr. John Anderson
 Mr. Richard Tatano
 Mr. Bill Bretz

STAFF PRESENT: Mr. Dan Schmitt Mr. Chris Skovira
 Mr. Leonard Delleria Ms. Anna Riddle

B. APPROVAL OF MINUTES:

Mr. Anderson made a motion, seconded by Mr. Bretz, to approve the September 6, 2017 Planning Commission meeting minutes as presented. Vote: 4 – 0. Motion carried.

C. ADMINISTRATIVE PLANS:

1. HP 7R Consolidation Plan Pellis Homes Inc. and James & Pamela Cullen Tax Map No. 50-15-12-0-060 & 061	Subdivision Plan (No. 20170636) Zoned SR Sewage N/A
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COMMENTS:

Representing the plan was Mr. Mike Misak of Tri-County Engineering. He stated that the purpose of this plan was to consolidate lots 6 & 7 of the High Point Estates Plan into one (1) lot. Mr. Schmitt recommended approval of the plan pending adding the proper consolidation nomenclature and the Hempfield Township plan number to the plan. Mr. Bretz made a motion, seconded by Mr. Tatano, to approve the plan pending the two conditions. Vote: 4 – 0. Motion carried.

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

1. Commerce Crossing Industrial Park Westinghouse Electric Co. Tax Map No. 50-36-00-0-016	Subdivision Plan (No. 20170622) Zoned LI Sewage N/A
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COMMENTS:

Representing the plan was Mr. Bryan Clement of H.F. Lenz Company. He stated the purpose of the subdivision plan was to create a separate, twenty-two (22) acre parcel from an existing, larger parcel for

the purpose of creating a municipal pump station for sewage. The parcel will then be dedicated to the Municipal Authority of Westmoreland County. Mr. Schmitt stated he recommended the plan be forwarded for technical review. Mr. Anderson made a motion, seconded by Mr. Bretz, to forward the plan for technical review. Vote: 4 – 0. Motion carried.

2. Commerce Crossing Industrial Park Westinghouse Electric Co. Tax Map No. 50-36-00-0-016	Site Plan (No. 20170637) Zoned LI Sewage N/A
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COMMENTS:

Representing the plan was again, Mr. Bryan Clement of H.F. Lenz Company. He stated the purpose of the site plan was for the development of the site into a municipal pump station for sewage as well as a generator building. Mr. Schmitt stated the plan was complete and recommended the plan be forwarded for technical review. Mr. Bretz made a motion, seconded by Mr. Tatano, to forward the plan for technical review. Vote: 4 – 0. Motion carried. Mr. Schmitt added that there is a proposed industrial park for that area that this planned sewage pump station will service; however it is located in Sewickley Township.

E. PLANS TO BE TECHNICALLY REVIEWED:

1. McCabe Subdivision James & Joan McCabe Tax Map No. 50-21-05-0-044	Subdivision Plan (No. 20170538) Zoned SR On-Lot Sewage
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COMMENTS:

Representing the plan was Robert DeGlau of Allstate Surveying. He stated the purpose of the plan was to divide the existing lot, which contains two (2) single-family homes; into two (2) separate parcels so that Mr. and Mrs. McCabe can sell the other home/parcel. Mr. Schmitt stated that all comments were addressed on this plan and he was recommending approval contingent on two conditions. First, the deed book volume and page number for the right-of-way for the Valerio property to the left needed clarified on the final drawing. Also, under the general notes it should be updated to reflect the property has on-lot sewage, not public sewage. Mr. DeGlau gave clarification that the concrete driveway belonging to Mr. McCabe is located on the property belonging to Dr. Nikoula, and a driveway easement agreement has been reached between the two parties and a copy of the easement was provided to the Township. Mr. Anderson made a motion, seconded by Mr. Bretz, to approve the plan pending the two conditions mentioned. Vote: 4 – 0. Motion carried.

2. Sheetz Store Sheetz, Inc. Tax Map No. 50-22-04-0108	Site Plan (No. 20170566) Zoned RC Public Sewage
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COMMENTS:

Representing the plan was Mr. David Mastrostefano, the Engineer/Permit Project Manager for Sheetz and Mr. Alberto Jarquin with Gateway Engineers. He stated the purpose of this plan was for demolition of an existing Quality Inn hotel and redevelopment of the property into a Sheetz fueling station and convenience store. Mr. Schmitt stated all comments had been addressed on this plan and recommended approval pending six (6) outstanding conditions: Stormwater Management Plan approval, Erosion and Sedimentation (E&S) Control approval, NPDES Earth Disturbance approval, PennDOT Highway Occupancy Permits, the consideration of adding directional signage indicating exits on to

Georges Station Road through the right-of-way behind Red Lobster, and also adding decisions and dates of zoning variances obtained through the Hempfield Township Zoning Board to the plan. Mr. Anderson made a motion, seconded by Mr. Bretz, to approve the plan pending the conditions mentioned. Vote: 4 – 0. Motion carried.

3. <i>Wegley Pump Station</i> <i>Municipal Authority of Westmoreland County</i> <i>Tax Map No. 50-07-13-0-028</i>	<i>Site Plan (No. 20170572)</i> <i>Zoned VR</i> <i>Sewage N/A</i>
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COMMENTS:

Representing the plan was Mr. Ron Regola of Ronald J. Regola and Associates. He stated that the purpose of this plan was to develop the site for a potable water pump station. Mr. Schmitt stated all comments had been addressed and recommended approval of the plan. Mr. Bretz made a motion, seconded by Mr. Utzman to approve the plan. Vote: 4 – 0. Motion carried.

4. <i>Moween Trust Phillip Lane</i> <i>Moween Trust</i> <i>Tax Map No. 50-14-09-0-070, 071, 072, & 073</i>	<i>Subdivision Plan (No. 20170593)</i> <i>Zoned RC</i> <i>Public Sewage</i>
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COMMENTS:

Representing the plan was John Cenkner of Cenkner Engineering, Inc. He stated the purpose of the plan was to dedicate a portion of Lots 31, 32, & 33 of the Edgewood Acres Plan to construct a cul-de-sac for a Township road. Mr. Schmitt stated all comments had been addressed and recommended approval of the plan. Mr. Bretz made a motion, seconded by Mr. Tatano, to approve the plan. Vote: 4 – 0. Motion carried.

F. NEW BUSINESS: Mr. Dellera asked for acknowledgement of a submission of a Component 1 Sewage Planning Module for a parcel on Stoney Springs Road submitted by Mr. Robert Regola. Mr. Anderson made a motion, seconded by Mr. Tatano, to acknowledge the submission. Vote: 4 – 0. Motion carried.

G. OLD BUSINESS: None.

H. ADJOURNMENT: Meeting adjourned at 7:41 p.m.

William Utzman, Chairman