

HEMFIELD TOWNSHIP PLANNING COMMISSION**MINUTES****July 5, 2017****7 P.M.**

Members Present: Mr. Bill Utzman Mr. Frank Venzon
 Mr. J. Anderson Mr. Bill Benton
 Mr. Bill Bretz

Staff Present: Mr. Patrick Karnash 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 Chairman, Mr. Bill Utzman.

B. APPROVAL OF MINUTES

1. **June 7, 2017** – Mr. Venzon made a motion, seconded by Mr. Benton to approve the meeting minutes. Vote: 5-0. Motion carried.

C. ADMINISTRATIVE PLANS**1. Bishop Subdivision****Subdivision****Public****SR****Owner:** Jeffrey P. Bishop**Location:** 307 Laurentz Lane**Purpose:** Consolidation plan.**Eng./Surveyor:** Arthur J. Kromel**Tax Map #:** 50-16-06-0-018 & 019

COMMENTS: Arthur Kromel represented the Bishop Subdivision Plan and discussed the purpose to consolidate both tax map parcels to create one parcel. Mr. Schmitt commented regarding the addition of the Township Plan number. This plan was recommended for approval by the staff.

MOTION:

Mr. Anderson made a motion, seconded by Mr. Venzon to recommend approval to forward the Bishop Subdivision Plan to the Board of Supervisors. Vote: 5-0. Motion carried.

D. PLANS TO BE REVIEWED FOR COMPLETENESS & FORWARDED FOR TECHNICAL REVIEW**1. Best Choice Trailers****Site Plan****Public****LI****Owner:** Greg Barrick**Location:** 1449 Arona Rd. Irwin (Former Serro Scotty Trailers)**Purpose:** Proposed pull behind trailer sales and service facility to be constructed on existing site. Proposed 17,600 sf building includes 5,200 sf sales area and 12,400 sf services area, 33 parking spaces and 2 handicapped parking spaces are provided, and are to be located on existing concrete pad areas. Site requires 0.1 acres limit of disturbance for foundation installation. Concrete floor slab to be poured on existing slab.**Eng./Surveyor:** Sean Isgan, CME Engineering LP**Tax Map #:** 50-18-00-0-106

COMMENTS: A representative from CME Engineering as well as Mr. Barrick represented the Best Choice Trailers Site Plan. It was explained that the site will be renovated in two phases. The site plan being reviewed is Phase 1 of 2 and Phase 2 will come later.

MOTION:

Mr. Venzon made a motion, seconded by Mr. Bretz to forward the Best Choice Trailers Site Plan for technical review. Vote: 5-0. Motion carried.

2. Deemer Plan**Subdivision****On-Lot****A****Owner:** Donald Deemer**Eng./Surveyor:** Victor P. Regola & Associates, Inc.**Location:** 8199 Rt. 819 N., Greensburg**Tax Map #:** 50-33-00-0-135**Purpose:** Subdivide 1.7545 acres (Lot 1) containing the existing single-family dwelling from the overall tract of 12.7233 acres.

COMMENTS: Richard Bourg of Victor P. Regola & Associates, Inc. represented the Deemer Subdivision Plan. It was established that the purpose of the plan was to subdivide off a tract of land containing the framed house to sell. The owner of the property would keep the remaining land containing the garage/apartment to reside in. Each tract of land has working on-lot sewage systems.

MOTION:

Mr. Benton made a motion, seconded by Mr. Venzon to forward the Deemer Subdivision Plan for technical review. Vote: 5-0. Motion carried.

E. PLANS TO BE TECHNICALLY REVIEWED**1. Albright-Neptune****Subdivision****On-Lot****A****Owner:** Staci A. Neptune**Eng./Surveyor:** Dennis M. Rosatti, P.L.S.**Location:** Intersection of Albrights Lake Rd. & Pores Rd.**Tax Map #:** 50-38-00-0-144**Purpose:** To satisfy the estate of Edith M. Albright. No new buildable lots are created by this plan.

COMMENTS: Dennis Rosatti represented the Albright-Neptune Subdivision Plan. A comment letter was sent to Mr. Rosatti and the applicant after completeness review. All items were addressed with the exception of property line setbacks in regards to accessory structures. Mr. Schmitt noted that the shed, carport, and pavilion are too close to the property lines and will need to be removed or moved if the clients do not wish to go in front of the Zoning Hearing Board for a variance request. Mr. Todd Neptune addressed the Planning Commission and the staff in regards to the accessory structures. He noted that he will move the carport and will remove the shed, but stated that the pavilion cannot be moved or removed. Mr. Schmitt suggested moving the lot line three (3) feet and having an easement to still use the driveway to his property. This would put the pavilion within the correct property line setbacks. Mr. Rosatti agreed that he could move the line but would need to table the plan to discuss the design with his clients.

MOTION:

Mr. Benton made a motion, seconded by Mr. Anderson to table the Albright-Neptune Subdivision Plan contingent upon receipt of a formal waiver of the review time. Vote: 5-0. Motion carried.

2. Excela Health Orthoplex**Final Site Plan****Public****LC****Owner:** Excela Health Ventures LLC**Eng./Surveyor:** Bryan J. Clement, H.F. Lenz Co.**Location:** U.S. Rt. 30 & Weatherwood Ln.**Tax Map #:** 50-21-12-0-003**Purpose:** Construct a new medical office building with associated parking lots, site utilities, stormwater detention and conveyance systems, and other site improvements.

COMMENTS: Bryan Clement of H.F. Lenz Company represented the Excela Health Orthoplex Final Site Plan. Since the last meeting, the approval of the traffic study was received and reviewed by Hempfield Township and the Township Engineer. Mr. Schmitt discussed with the Planning Commission and the public regarding the traffic study which was conducted by the county and PennDot. He also stated that several avenues were researched and explored before choosing this option. At this time, all outstanding items have been met. Mr. Benton questioned whether the property was taxable. This property is not tax exempt. Mr. Benton also voiced his concern with the traffic impact on the area and future development.

CITIZEN COMMENTS:

1. Lou Smail – 1069 Spruce Street. Mr. Smail commented on the rezoning of the property where Excelsa Health plans to build and feels that he and all surrounding properties should have been notified prior to the rezoning. He commented on the use of tax dollars by Kim Ward to Excelsa and noted that when an accident occurs he will make sure the state, county, township, and Kim Ward are sued.

2. Lee Ann Christie – 1071 Spruce Street. Ms. Christie had general questions regarding the stormwater management plan and erosion of her property. Mr. Clement addressed her concern by showing her the map and the stormwater plan. She also voiced her concerns regarding the traffic signals and the amount of traffic flow on Mt. Pleasant Rd. Ms. Christie requested a guardrail for Spruce Street so that it could not be opened for use to access the Orthoplex. She asked how to have a guarantee that Spruce Street is never opened for use.

MOTION:

Mr. Venzon made a motion, seconded by Mr. Bretz to recommend approval to forward the Excelsa Health Orthoplex Final Site Plan to the Board of Supervisors. Vote: 4-1 (Benton). Motion carried.

3. Martinelli Plan of Lots	Subdivision	Public	SR
Owner: Bar-Jo, Inc. – Joseph & Barbara Ann Martinelli		Eng./Surveyor: Tri-County Engineering, LLC	
Location: Intersection of SR 0130 & Pleasant Valley Rd.		Tax Map #: 50-08-15-0-003 & 004	
Purpose: Consolidate Lots 3-6 and part of Underwood Avenue to create Parcels A & B			

COMMENTS: Michael Misak of Tri-County Engineering, LLC represented the Martinelli Plan of Lots Subdivision. It was determined that the plan would not be withdrawn, revised plans were brought to the township for review. The item in question was the unopened portion of Underwood Avenue. Mr. Schmitt noted that a Quick Claim Deed was also received by the Township and the Township Solicitor, however, it had not been reviewed. The staff recommended approval of the plan contingent upon the review and approval of the Quick Claim Deed by the Township Solicitor.

MOTION: Mr. Benton made a motion, seconded by Mr. Anderson, to recommend approval to forward Martinelli Plan of Lots Subdivision Plan to the Board of Supervisors contingent upon the review and approval of the Quick Claim Deed by the Township Solicitor. Vote: 5-0. Motion carried.

F. NEW BUSINESS: **NONE**

G. OLD BUSINESS:

1. Martinelli Plan of Lots – Mr. Schmitt asked the Planning Commission to move the Martinelli Plan of Lots Subdivision Plan to the agenda for action. The revised plans were dropped off and the plan was determined to not be withdrawn.

H. ADJOURNMENT: The regularly scheduled meeting of the Hempfield Township Planning Commission was adjourned at 8:06 p.m. with a motion by Mr. Anderson and seconded by Mr. Bretz.

CHAIRMAN