

HEMPFIELD TOWNSHIP PLANNING COMMISSION

SEPTEMBER 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. Paul Sternick
Mr. Bill Benton Mr. Frank Venzon
Mr. Bill Bretz Mr. Rick Tatano

Staff Present: Mr. Chris Skovira Mr. Len Delleria
Mr. Dan Schmitt Mrs. Denise Rosak

B. APPROVAL OF MINUTES:

Mr. Benton made a motion, seconded by Mr. Bretz, to approve the August 2, 2017 Planning Commission minutes as presented. Vote: 6 -0. Motion carried.

C. ADMINISTRATIVE PLANS:

PRICE UNIFICATION PLAN	SUBDIVISION #20170564
Northpointe Plan #1, Phase II	
Brian C. & Kelly F. Price	Zoned A-1
Southfield Drive at Amberson Place	2 Lots
Hempfield Township	.76 Acres

COMMENTS:

Mr. Brian Price represented the Price Unification Plan #20170564. He advised that the purpose of the plan is to combine two (2) lots into one (1) single lot for the construction of a dwelling in the North Pointe Plan.

Mr. Schmitt recommended the plan be forwarded for technical review, including the following updates: (a) A landhook must be shown between the two (2) properties to indicate that they will be consolidated; (b) Typical merger consolidation language; (c) Include the "Purpose"; (d) Add the subdivision plan number of 20170564; (e) Drawing revised to 18" by 24"; and ; (f) Correction of the zoning designation listed from A-1 to SR.

MOTION:

Mr. Venzon made a motion, seconded by Mr. Bretz, to forward the Price Unification Plan #20170564 for administrative approval contingent upon the above-listed updates to the plan. Vote: 6-0. Motion carried.

LLEWELLYN CONSOLIDATION PLAN William D. & M. Deanna Llewellyn Wyoming Street Hempfield Township	SUBDIVISION #20170571 Zoned VR 2 Lots 0.35 Acres
---	--

COMMENTS:

Mr. Dellera advised that the Llewellyn Consolidation Plan #20170571 was withdrawn by the applicant.

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

MCCABE SUBDIVISION James F. and Joan McCabe 4704 Route 136 Hempfield Township	SUBDIVISION #20170538 Zoned SR 2 Lots .95 Acres
---	---

COMMENTS:

Mr. Robert Deglau of Allstate Mapping, Inc., represented the McCabe Subdivision Plan #20170538, and was accompanied by Mr. and Mrs. James McCabe. He advised that the purpose of the subdivision plan is to divide deeded parcel to create two (2) lots of record for existing dwellings. In addition, Mr. Deglau explained that there is a concern with the driveway being partially on the neighbor's property (Dr. Nicola); However, Dr. Nicola is willing to enter into a 99 year lease to the area in question.

Mr. Schmitt commented that a similar plan was presented in the past regarding this same property. He recommended the plan be forwarded for technical review.

MOTION:

Mr. Venzon made a motion, seconded by Mr. Sternick, to forward McCabe Subdivision Plan #20170538 for technical review by the planning staff. Vote: 6-0. Motion carried.

SHEETZ STORE Sheetz, Inc., c/o Ryan M. Wotus 5064 U.S. Route 30 Hempfield Township	SITE PLAN #20170566 Zoned RC 1 Lot 4.294 Acres
--	--

COMMENTS:

Attorney Ryan Wotus of Goldberg, Kamin & Garvin, LLP, and David J. Mastrostefano, P.E., Engineering/Permit Project Manager, Sheetz, represented the Sheetz Store Site Plan #20170566. They advised that the proposed site plan application is for the development of a Sheetz convenience store and fueling islands on 5064 Route 30, Greensburg, which currently is occupied by a Quality Inn Hotel, adjacent to Red Lobster. A brief overview of the proposed site was presented to the Planning Commission.

Mr. Dellera advised that the Hempfield Township Zoning Hearing Board is scheduled on Tuesday, September 12th, 2017 to consider several variance requests in regards to stormwater and parking at the site.

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

MOTION:

Mr. Sternick made a motion, seconded by Mr. Venzon, to forward the Sheetz Store Site Plan #20170566 for technical review by the planning staff. Vote: 6-0. Motion carried.

WEGLEY PUMP STATION Delmore R. and William L. Burrell Municipal Authority of Westmoreland County Hempfield Township	SUBDIVISION #20170572 Zoned VR 1 Lot 0.124 Acres
---	--

COMMENTS:

Mr. Ron Regola of Ronald J. Regola and Associates represented the Wegley Pump Station Subdivision Plan #20170572. He advised that the purpose of the plan is for a right-of-way for potable water pump station.

Mr. Schmitt advised that the Township will need a copy of the proposed right-of-way agreement. He recommended the subdivision plan be forwarded for technical review.

MOTION:

Mr. Venzon made a motion, seconded by Mr. Tatano, to forward Wegley Pump Station Subdivision Plan #20170572 for technical review by the planning staff. Vote: 6-0. Motion carried.

MOWEEN TRUST PHILLIP LANE Subdivision No. 1 Moween Trust Hempfield Township	SUBDIVISION #20170593 Zoned RC 1 Lot 1.1597 Acres
--	---

COMMENTS:

Mr. John Cenker of Cenker Engineering Incorporated represented the Moween Trust Phillip Lane Subdivision Plan #20170593. He advised that the purpose of the plan is to complete abandonment of a

portion of Park Lane, AKA Phillip Lane, and to create a description of the Township road right-of-way and culdesac that will be entirely on the Moween Trust property.

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

MOTION:

Mr. Benton made a motion, seconded by Mr. Bretz, to forward Moween Trust Phillip Lane Subdivision Plan #20170593 for technical review by the planning staff. Vote: 6-0. Motion carried.

E. PLANS TO BE TECHNICALLY REVIEWED: None

F. NEW BUSINESS: None

G. OLD BUSINESS: None

H. ADJOURNMENT:

Mr. Benton made a motion to adjourn the meeting at 7:58 p.m. Vote: 6-0. Motion carried.

MEETING ADJOURNED 7:58 P.M.

Bill Utzman, Chairman