

**HEMFIELD TOWNSHIP PLANNING COMMISSION**

**MINUTES**

**December 11, 2017**

**7 P.M.**

Members Present: Mr. Bill Utzman Mr. Frank Venzon  
 Mrs. Suzanne Ward Mr. Bill Benton  
 Mr. Bill Bretz Mr. Rick Tatano

Staff Present: Mr. Len Delleria Mr. Dan Schmitt  
 Mr. Chris Skovira Mr. Steven Schmitt  
 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. **November 1, 2017** – Mr. Benton made a motion, seconded by Mr. Venzon to approve the meeting minutes. Vote: 6-0. Motion carried.

**C. ADMINISTRATIVE PLANS**

|  |                    |  |          |
|--|--------------------|--|----------|
| <b>1. Richard A. Schimizzi Plan #4</b>   | <b>Subdivision</b> | <b>Public</b>                                    | <b>A</b> |
| <b>Owner:</b> Richard A. and Darlynn Schimizzi   |                    | <b>Eng./Surveyor:</b> Laurel Highlands Surveying |          |
| <b>Location:</b> 124 McWilliams Rd.  |                    | <b>Tax Map #:</b> 50-10-00-0-099                 |          |
| <b>Purpose:</b> To separate Parcel Lot 3-B-2 so that it can be added to Twin Lakes County Park |                    |  |          |

**COMMENTS:**

Malcolm Sias from Westmoreland County Parks and Recreation represented the Richard A. Schimizzi Plan #4 Subdivision Plan. He explained that no new parcels would be created by this subdivision. At this time, there are no plans for the new addition to Twin Lakes Park. The staff recommends that this plan be forwarded to the Supervisors for approval.

**MOTION:**

Mr. Tatano made a motion, seconded by Mr. Benton to recommend approval to forward the Richard A. Schimizzi Plan #4 Subdivision Plan to the Board of Supervisors. Vote: 6-0. Motion carried.

|  |                    |  |           |
|--|--------------------|--|-----------|
| <b>1. ARCO Building Addition</b>   | <b>Subdivision</b> | <b>Public</b>                                  | <b>LI</b> |
| <b>Owner:</b> ARCO II, LLC   |                    | <b>Eng./Surveyor:</b> R.F. Mitall & Associates |           |
| <b>Location:</b> 1125 Garden St. Greensburg  |                    | <b>Tax Map #:</b> 50-21-00-0-034; 147 & 134    |           |
| <b>Purpose:</b> Consolidate three (3) parcels to a single parcel to construct an addition to the existing building |                    |  |           |

**COMMENTS:**

Lenny White of R.F. Mitall & Associates represented the ARCO Building Addition Subdivision Plan. Mr. White explained that this subdivision is to consolidate some "straggler" lots. The staff recommends that this plan be forwarded to the Supervisors for approval.

**MOTION:**

Mr. Tatano made a motion, seconded by Mr. Venzon to recommend approval to forward the ARCO Building Addition Subdivision Plan to the Board of Supervisors. Vote: 6-0. Motion carried.

**D. PLANS TO BE REVIEWED FOR COMPLETENESS & FORWARDED FOR TECHNICAL REVIEW****1. Landprise Realty LLC****Site Plan****Public****RC****Land Development Plan #1****Owner:** Landprise Realty, LLC**Eng./Surveyor:** Sam McVicker, K2 Engineering**Location:** 7565 U.S. Route 30, Irwin**Tax Map #:** 50-12-08-0-059**Purpose:** Construction of a 9,600 SF canopy for the parking of work vehicles.**COMMENTS:**

Sam McVicker of K2 Engineering represented the Landprise Realty LLC Land Development Plan #1 Site Plan. Mr. McVicker explained that the construction is only for a canopy with a roof only and no sides and that the disturbance will be very minor, creating no extra stormwater runoff. The staff recommends that the plan is forwarded for technical review.

**MOTION:**

Mr. Venzon made a motion, seconded by Mr. Bretz to forward the Landprise Realty LLC Land Development Plan #1 Site Plan for technical review. Vote: 6-0. Motion carried.

**2. Lunn Plan****Subdivision****Public****SR****Owner:** Angeline Z. Lunn**Eng./Surveyor:** Richard Cross**Location:** 454 Warwick Dr. Greensburg**Tax Map #:** 50-29-00-0-019 & 020**Purpose:** Elimination of non-building declaration on Tax Map #50-29-00-0-019 and removal of land hook attaching it to land now owned by Joshua Beckwith.**COMMENTS:**

Richard Cross of Cross Land Surveying Company represented the Lunn Plan Subdivision. Mr. Cross explained that this subdivision is to create a separate lot of a land-hooked piece of property that was never conveyed. This will create a separate buildable lot. The staff recommends that the plan is forwarded for technical review.

**MOTION:**

Mrs. Ward made a motion, seconded by Mr. Tatano to forward the Lunn Subdivision Plan for technical review. Vote: 6-0. Motion carried.

**3. Sisters of Charity****Subdivision****Public****SR****Regina/Bayley House****Owner:** Sisters of Charity**Eng./Surveyor:** All Points Surveying Co.**Location:** Mt. Thor Rd. between Rt. 130 & DePaul Center Rd. **Tax Map #:** 50-15-00-0-046**Purpose:** To subdivide approximately 4 acres along Mt. Thor Rd. which includes the Regina House and Bayley House from the Sisters of Charity property.**COMMENTS:**

John Greiner represented the Sisters of Charity Regina/Bayley House Subdivision Plan. Mr. Greiner stated that the future plans would be for the houses to become a single family residence and a garage. The staff recommends that the plan is forwarded for technical review.

**MOTION:**

Mr. Venzon made a motion, seconded by Mrs. Ward to forward the Sisters of Charity Regina/Bayley House Subdivision Plan for technical review. Vote: 6-0. Motion carried.

**4. Millcraft Hotel****Site Plan****Public****RC****Owner:** Louie Calabria/Gbg. Hospitality Assoc. LLC**Eng./Surveyor:** Gary Baird/Lennon, Smith, Souleret Engineering, Inc.**Location:** 6173 Rt. 30, Greensburg**Tax Map #:** 50-14-00-0-071**Purpose:** Hotel, including associated parking, utilities, subsurface stormwater management system and retaining walls.**COMMENTS:**

Gary Baird of Lennon, Smith, Souleret Engineering, Inc. represented the Millcraft Hotel Site Plan. The proposal is for a three story, ninety-eight room hotel. The staff recommends that the plan is forwarded for technical review.

**MOTION:**

Mrs. Ward made a motion, seconded by Mr. Benton to forward the Millcraft Hotel Site Plan for technical review. Vote: 6-0. Motion carried.

**5. ARCO Building Addition****Site Plan****Public****LI****Owner:** ARCO II, LLC**Eng./Surveyor:** R.F. Mitall & Associates**Location:** 1125 Garden St., Greensburg**Tax Map #:** 50-21-00-0-034, 147, & 164**Purpose:** Construct addition to existing building including stormwater detention systems, etc.**COMMENTS:**

Lenny White of R.F. Mitall and Associates represented the ARCO Building Addition Site Plan. Mr. White explained that this addition is proposed to be roughly 22,000 square feet. Mr. Dan Schmitt asked if the height of the addition would match the height of the existing building. It was determined that it will not be as high as the blue building, but, a little higher than the other existing roof. The staff recommends that the plan is forwarded for technical review.

**MOTION:**

Mr. Benton made a motion, seconded by Mr. Bretz to forward the ARCO Building Addition Site Plan for technical review. Vote: 6-0. Motion carried.

**E. PLANS TO BE TECHNICALLY REVIEWED****1. Proposed Medical Office Bldg. (Allegheny Health Network)****Site Plan****Public****RC****Owner:** Allegheny Clinic**Eng./Surveyor:** Dana Klann – Civil & Environmental Consultants, Inc.**Location:** Route 30 at Agnew Rd.**Tax Map #:** 50-14-00-0-054**Purpose:** Land development submission for a 90,000 SF medical office building and 30,000 SF medical office building (expansion) with associated stormwater management, parking, driveways, sidewalks, landscaping, & utilities.**COMMENTS:**

Dana Klann of Civil & Environmental Consultants, Inc. represented the Proposed Medical Office Building (Allegheny Health Network) Site Plan. Mr. Klann explained that the proposal is for two buildings, one being 90,000 square feet and the other is 30,000 square feet. Mr. Klann also addressed all of the items on the comment letter received from the Township regarding items that are outstanding or are in process, including E&S and N.P.D.E.S. A discussion was held regarding traffic impacts, Jeff DePaulis, traffic engineer, with Civil & Environmental Consultants, Inc. stated that a preliminary comment letter was received from PennDot with minor comments and they are working on addressing those items. A Parking Reduction Request was submitted with the site plan. The Township requirement was 577 total parking spaces, the request was for 375 parking spaces. It was stated that this is a national standard with the Institute of Transportation Engineers. Data from Allegheny Health Network states that they are comfortable with this request for the peak number of parking. Mr. Klann stated that this is a proposed Neighborhood Hospital, explaining that 22,500 square feet is hospital space with ten patient beds. The majority of the buildings would be

used for medical office building space. Skyler VanSeuss represented Allegheny Health Network and explained that one parking space per 300 square feet is typical. Zena Pinto represented Trammell Crow Company and described the proposed new facility as a ten room emergency facility and a ten room hospital, totaling twenty beds.

### **CITIZENS COMMENTS:**

1. Scott Koscho – Representative of Excelsa Health. Mr. Koscho asked the Planning Commission deny the plans based on the parking request not meeting the current zoning ordinance. He stated that Excelsa Health is not against Allegheny Health Network developing on their property, however, they believe that the low parking request would set a precedence for future developments in Hempfield Township.

### **MOTION:**

Mr. Utzman made a motion, seconded by Mr. Benton to forward the Proposed Medical Office Building (Allegheny Health Network) Site Plan to the Board of Supervisors for final approval contingent upon the following 7 items: 1.) E&S control approval, 2.) N.P.D.E.S. Earth Disturbance Permit, 3.) Township and PennDot stormwater approvals, 4.) MAWC approval, 5.) DEP approval, 6.) approval of PennDot traffic study, and 7.) consideration and approval from Township staff regarding the number of parking spaces provided. Vote: 4-2 (Ward, Venzon). Motion carried.

### **2. FMC Greensburg**

#### **Site Plan**

#### **Public**

#### **RC**

**Owner:** Andrew & Elizabeth Suchko

**Eng./Surveyor:** Mark M. Zimmerman, P.E.,  
Morris Knowles

**Location:** 1003 North Greengate Rd.

**Tax Map #:** 50-14-12-0-006

**Purpose:** Construction of 7,919 SF dialysis center with associated parking and stormwater facilities.

### **COMMENTS:**

Mark Zimmerman of Morris Knowles represented the FMC Greensburg Site Plan. Mr. Zimmerman addressed each item from the comment letter from Hempfield Township including outstanding and pending items. He explained that access to the site would be from Greengate Road, and meets parking requirements.

### **MOTION:**

Mr. Benton made a motion, seconded by Mr. Bretz to recommend approval to forward the FMC Greensburg Site Plan to the Board of Supervisors for final approval contingent upon the following 5 items: 1.) E&S control approval, 2.) N.P.D.E.S. Earth Disturbance Permit, 3.) Township stormwater approval; 4.) DEP approval, and 5.) approval of PennDot traffic study. Vote: 5-0-1 abstain (Utzman). Motion carried.

### **F. NEW BUSINESS:**

**1. Consideration of rescheduling the Planning Commission meeting from the 4<sup>th</sup> of July 2018 to either Monday, July 2<sup>nd</sup> or Thursday, July 5<sup>th</sup> 2018.** – Mr. Utzman made a motion, seconded by Mr. Benton to move the meeting to July 5<sup>th</sup>, 2018.

### **G. OLD BUSINESS:**

**NONE**

### **H. ADJOURNMENT:**

The regularly scheduled meeting of the Hempfield Township Planning Commission was adjourned at 8:40 p.m. by Chairman, Mr. Bill Utzman

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CHAIRMAN