

HEMPFIELD TOWNSHIP PLANNING COMMISSION MEETING

February 1, 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 7:07 p.m. by Chairman William Utzman.

MEMBERS PRESENT: Mr. William Utzman Mr. Frank Venzon
Mr. Richard Tatano Mr. Paul Sternick
Mr. Bill Bretz

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

B. APPROVAL OF MINUTES:

Mr. Venzon made a motion, seconded by Mr. Tatano, to approve the January 4, 2017 Planning Commission minutes as presented. Vote: 5-0. Motion carried.

C. ADMINISTRATIVE PLANS:

1. Ballew Consolidation Plan	Subdivision Plan (No. 20160847)
David L. Ballew	Zoned L.I.
Tax Map No. 50-40-07-0-002, 003, & 004	On-Lot Sewage

COMMENTS:

Representing the plan was Chuck Zelenak from CZ Surveying & Land Development. He stated the purpose of the plan was to consolidate three (3) parcels into one (1) lot in order to build an addition on the front of the building that will meet zoning requirements and prevent the need for a zoning variance. Mr. Schmitt commented that the plan should be forwarded for approval, and asked that a few minor comments be addressed on the plan, including: adding the Hempfield Township plan number to the plan, as well as adding indemnification and consolidation nomenclature. He asked for clarification on note number seven (7), which Mr. Zelenak clarified. Mr. Bretz made a motion, seconded by Mr. Tatano, to approve the plan. Vote: 5 – 0. Motion carried.

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

None.

E. PLANS TO BE TECHNICALLY REVIEWED:

**1. Speedway #100846
Realco Development Co.
Tax Map No. 50-16-13-0-005**

**Subdivision Plan (No. 20160840)
Zoned R.C.
Public Sewage**

COMMENTS:

Representing the plan was Mr. Bill Utzman of Morris-Knowles Engineering. Mr. Utzman recused himself the Planning Commission panel in order to present this plan. He stated the purpose of the plan was to consolidate two (2) lots into one (1) lot in order to build a new Speedway gas station. Mr. Schmitt stated all comments had been addressed on this plan and recommended the plan be forwarded for approval. Mr. Sternick made a motion, seconded by Mr. Tatano, to approve the plan. Vote: 4 – 0. Motion carried.

**2. Speedway #100846
Realco Development Co.
Tax Map No. 50-16-13-0-005**

**Site Plan (No. 20160841)
Zoned R.C.
Public Sewage**

COMMENTS:

Representing the plan was again, Mr. Bill Utzman of Morris-Knowles Engineering. He stated the purpose of the plan was to construct a Speedway gas station on East Pittsburgh Street. Mr. Schmitt stated all comments had been addressed and recommended approval of the plan pending receipt of the following pending items: PennDot Highway Occupancy Permit (HOP), the Erosion and Sedimentation (E & S) and Earth Disturbance (NPDES) permit approval from the DEP, the Land Disturbance approval from Hempfield Township, and a traffic signal plan approval from PennDot. Mr. Sternick made a motion, seconded by Mr. Bretz, to approve the plan contingent on the five (5) outstanding items mentioned. Vote: 4 – 0. Motion carried.

**3. Donna F. & John C. Lopes Plan #1
Donna F. & John C. Lopes
Tax Map No. 50-27-00-0-268**

**Subdivision Plan (No. 20160842)
Zoned S.R.
Public Sewage**

COMMENTS:

Representing the plan was Mr. Dennis Henry of Hempfield Land Development. Mr. Henry stated that the purpose of the plan was to subdivide the existing Lopes' property at the corner of Swede Hill Road and Grandview Drive into two (2) lots. Lot A would be retained by Donna F. and John C. Lopes, and the new lot (Lot B) would become part of the Hempfield Land Development plan for Grandview Estates. Mr. Schmitt stated that all comments had been addressed on this plan and recommended the plan for approval. Mr. Venzon made a motion, seconded by Mr. Tatano, to approve the plan. Vote: 5 – 0. Motion carried.

4. Grandview Estates – Phase 2
Hempfield Land Development Co.
Tax Map No. 50-27-00-0-166

Subdivision Plan (No. 20160843)
Zoned S.R.
Public Sewage

COMMENTS:

Representing the plan was Mr. Dennis Henry of Hempfield Land Development. He stated the purpose of this plan was to subdivide the above-mentioned new lot from the Lopes Plan into three, smaller lots and add them to the existing Grandview Estates Phase 2 Subdivision Plan. Mr. Schmitt stated the existing Grandview Estates Subdivision Plan was approved, but there are still some conditions that are pending through the County. He added all other comments had been addressed, and in addition, wanted to make the panel aware that this planned residential development was being built on a site that was previously a mobile home park; therefore there are existing sewer taps secured with the Municipal Authority for these new lots. Mr. Schmitt recommended the plan for approval. Mr. Bretz made a motion, seconded by Mr. Sternick, to approve the plan. Vote: 5 – 0. Motion carried.

F. NEW BUSINESS: None.

G. OLD BUSINESS: None.

H. ADJOURNMENT: Meeting adjourned at 7:40 p.m.

William Utzman, Chairman