

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

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

Staff Present: Mr. Len Delleria Mrs. Callie Krueger
 Mr. Chris Skovira

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. May 3, 2017 – Mr. Venzon made a motion, seconded by Mr. Tatano to approve the meeting minutes. Vote: 6-0. Motion carried.

C. ADMINISTRATIVE PLANS**1. Pellis – HP 16****Subdivision****On-Lot****SR****Owner:** John M. & Carla J. Pellis**Eng./Surveyor:** Tri-County Engineering, LLC**Location:** Adjacent to Oxford Dr. cul-de-sac**Tax Map #:** 50-15-08-0-169**Purpose:** To adjust the lot line between Lots 16 & 17 of the High Pointe Estates Plan

COMMENTS: Jeff Parabek of Tri-County Engineering, LLC represented the Pellis-HP 16 Subdivision Plan. Mr. Skovira asked that if there are any structures on the property, to have them shown on the plan for set-back verification.

MOTION:

Mr. Benton made a motion, seconded by Mr. Anderson to recommend approval to forward the Pellis – HP 16 Subdivision Plan to the Board of Supervisors. Vote: 6-0. Motion carried.

2. 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: Jeff Parabek of Tri-County Engineering, LLC represented the Martinelli Plan of Lots Subdivision. The purpose is to consolidate four lots to two and memorialize a proper easement for the driveway in the event one of the parcels would be sold. Mr. Skovira stated that as presented, Lot B only has 46 feet of frontage on SR 130 and would need to be revised or it would require a variance. Side yard set-back violations would also require a variance. After discussion was held regarding the unopened portion of Underwood Avenue, it was determined that the "vacated" portion of the wording on the plan would need to be removed and other nomenclature would need to be added to the plan to say that the alley would remain accessible to the other parties in that plan of lots.

MOTION: Mr. Parabek determined that the plan should be withdrawn due to the variances needed in order to move forward. The Martinelli Plan of Lots Subdivision Plan is Withdrawn pending written notification from the applicant.

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

- | | | | |
|---|--------------------|---------------|---|
| 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. The Subdivision Plan will create three new parcels once complete. Two new lots will be non-buildable. Mr. Skovira noted that the staff only had basic comments including adding the tax map number to Lot 1, providing a blow up detail of Parcel 3 and show setbacks to verify if the two-story framed house (Parcel 3) and Shed/Carport (Parcel 2) are in compliance, revise the non-building nomenclature to include both Parcel 1 and 2, and remove the verbiage concerning Parcel "E" from non-building nomenclature. Mr. Skovira stated that this plan is recommended for approval. It was discussed that if, in the future, approval would be needed to build on the lots since they are being made non-buildable at this time.

MOTION:

Mr. Venzon made a motion, seconded by Mr. Anderson to forward the Albright-Neptune Subdivision Plan for technical review. Vote: 6-0. Motion carried.

E. PLANS TO BE TECHNICALLY REVIEWED

- | | | | |
|--|--------------------|---------------|---|
| 1. Shirer | Subdivision | Public | SR |
| Owner: Glenn S. Jr. & Molly Shirer | | | Eng./Surveyor: Timothy R. Miller |
| Location: 96 Rockwell Dr., Jeannette | | | Tax Map #: 50-08-11-0-111 |
| Purpose: Create Lots 1 & 2 from Parcel C in "Gillespie Subdivision", recorded in P.B.V. 87 Page 229 | | | |

COMMENTS: Timothy Miller represented the Shirer Subdivision Plan. Mr. Skovira noted that all items on the comment letter have been addressed at this time. There are no outstanding items.

MOTION:

Mr. Bretz made a motion, seconded by Mr. Venzon to recommend approval to forward the Shirer Subdivision Plan to the Board of Supervisors. Vote: 6-0. 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. The site plan will include a 96,000 square foot building and 526 parking spaces. There will also be two rain gardens to maintain stormwater. Mr. Clement noted that since preliminary approval was granted, sewage planning approval through THTMA/MAWC has been received, sewage taps have been secured, and the N.P.D.E.S. Permit has been secured through Westmoreland County including the stormwater approval. Mr. Clement stated that verbal approval of the traffic impact study from Westmoreland County was granted and formal approval is anticipated to be issued early in the week of June 12th. Mr. Skovira noted that once the Approval Letter for the Final Traffic Study is received by Hempfield Township, the township engineer would still have to review the letter. At this time, it was unclear whether or not the final traffic study had been received by the township engineer. Mr. Schmitt was not available for the meeting.

CITIZEN COMMENTS:

1. **Richard Kelly**- Represents Greensburg Office Park and JDW LLC. JDW LLC is the owner of the strip mall where the Boulevard is located. Greensburg Office Park is where Gander Mountain is located. Mr. Kelly stated that these two property owners have put tens of thousands of dollars into the particular intersection where Towne Square Drive meets Mt. Pleasant Rd. and where Towne Square Dr. crosses over and becomes Weatherwood Lane. They've been required to do so in order to develop those areas. Additional lots, which are not developed at this time, will also put a burden on this intersection. There is no objection to the development, however, there is belief that the extra burden of the site development of Excelsa Health site plan will create a bad situation. Mr. Kelly stated that he believes the Planning Commission should have the opportunity to review the Traffic Report and have their own engineers review the Traffic Report before they recommend approval. Mr. Clement noted that the Traffic Study was received by the township engineer and a comment letter was sent back. He also noted that the requirements for the additional traffic study were provided to the township with the final land development. Mr. Dellera stated that he cannot speak for Gibson-Thomas and cannot confirm that the latest traffic study has been received.
2. **Charlotte Kemerer**- Ms. Kemerer contacted the Conservation District and Mr. Jim Pillsbury said that he did not see a revised plan with rain gardens. Mr. Clement stated that the plan, as presented, is the revised plan which the Conservation District did approve. Ms. Kemerer also commented on the previous traffic study comments regarding the restricted exit from Maplewood. Mr. Clement responded that those comments were made prior to the modifications made with the traffic signals.
3. **Lou Smail** – 1069 Spruce Street. Mr. Smail is concerned about the use of Spruce Street as an alternative entrance to the Excelsa Health Orthoplex site. He would like for Spruce Street to be kept closed. There is also a great concern for the amount of traffic on Mt. Pleasant Road. He would also like for Excelsa Health to pay taxes on the site if it is built.
4. **Woody Weissinger** – Revest Properties. Mr. Weissinger works in the Greensburg Commerce Park Plan. Mr. Weissinger is concerned about the traffic signals and the amount of traffic on Mt. Pleasant Road.

MOTION:

Mr. Benton made a motion, seconded by Mr. Anderson to table the Excelsa Health Orthoplex Final Site Plan conditioned upon the Township Engineer reviewing the final Traffic Study and Approval Letter received from Westmoreland County. Roll Call Vote: 6-0. Motion carried.

F. NEW BUSINESS: **NONE**

G. OLD BUSINESS: **NONE**

H. ADJOURNMENT: The regularly scheduled meeting of the Hempfield Township Planning Commission was adjourned at 8:11 p.m. with a motion by Mr. Venzon and seconded by Mr. Benton.

CHAIRMAN