

**HEMFIELD TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
AUGUST 2, 2017
7 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 7:00 p.m. by Chairman Mr. William Utzman.

MEMBERS PRESENT: Mr. William Utzman Mr. Frank Venzon
 Mr. Richard Tatano Mr. William Benton
 Mr. Bill Bretz Mr. John Anderson

STAFF PRESENT: Mr. Dan Schmitt Mr. Chris Skovira
 Mr. Len Delleria Ms. Michelle Evans

B. APPROVAL OF MINUTES:

Mr. Benton made a motion, seconded by Mr. Anderson, to approve the July 5, 2017 meeting minutes. Vote: 6-0. Motion carried

C. ADMINISTRATIVE PLANS:

1. **Kelly Subdivision** **Subdivision (Plan No. 2070469)**
 Donald P. & Shari A. Kelly **Zoned SR**
 Tax Map No. 50-20-16-00-0-002 & 003 **Public Sewage**

COMMENTS:

Mr. Regola represented this subdivision plan. The purpose of the subdivision is to consolidate 2 lots at 120 Willow Crossing.

Mr. Anderson made a motion, seconded by Mr. Venzon to forward this plan to the Supervisors' meeting for action subject to comments of the staff. Vote: 6-0. Motion Carried

2. **Carson Consolidation Plan** **Subdivision (Plan No. 20170470)**
 Adam W. & Amanda L. Carson **Zoned SR**
 Tax Map No. 50-13-08-0-015 & 016 **Public Sewage**

COMMENTS:

Mr. Rosatti represented this subdivision plan. The purpose of the subdivision is to consolidate the two (2) tax parcels together so as to create one single zoned lot located on Sunview Drive.

Mr. Venzon made a motion, seconded by Mr. Tatano to forward this plan to the Supervisors' meeting for action subject to comments of the staff. Vote: 6-0. Motion Carried

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

None

E. PLANS TO BE TECHNICALLY REVIEWED:

1. **Best Choice Trailers** **Subdivision (Plan No. 20170394)**
Greg Barrick **Zoned L1**
Tax Map No. 50-18-00-0-106 **Public Sewage**

COMMENTS:

Mr. Gindlesperger represented this subdivision plan. The purpose of the subdivision is a 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 service 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 located at 1449 Arona Rd., Irwin (Former Serro Scotty Trailers)

Mr. Schmitt stated all comments have been addressed.

Mr. Benton made a motion, seconded by Mr. Venzon to forward this plan for technical review. Vote: 6-0.
Motion Carried

2. **Deemer Plan** **Subdivision (Plan No. 50-33-00-0-135)**
Donald Deemer **Zoned A**
Tax Map No. 50-33-00-0-135 **On-Lot Sewage**

COMMENTS:

Mr. Bourg represented this subdivision plan. The purpose of the subdivision is to subdivide 1.7545 acres (Lot 1) containing the existing single-family dwelling from the overall tract of 12.7233 acres located at 8199 Route 819 North, Greensburg.

Mr. Schmitt stated all comments have been addressed.

Mr. Venzon made a motion, seconded by Mr. Anderson to forward this plan for technical review. Vote: 6-0.
Motion Carried

3. **Albright-Neptune** **Subdivision (Plan No. 20170321)**
Staci A. Neptune **Zoned A**
Tax Map No. 50-38-00-0-144 **On-Lot Sewage**

COMMENTS:

Mr. Rosatti represented this subdivision plan. The purpose of the subdivision is to satisfy the estate of Edith M. Albright. No new buildable lots are created by this plan located at the intersection of Albrights Lake Road & Pores Road.

Mr. Schmitt stated all issues have been addressed.

Mr. Venzon made a motion, seconded by Mr. Bretz to forward this plan for technical review. Vote: 6-0.
Motion Carried

F. NEW BUSINESS: None

G. OLD BUSINESS: None

H. ADJOURNMENT: Mr. Venzon made a motion to adjourn meeting, seconded by Mr. Bretz.
Mr. Utzman announced that the meeting was adjourned at 7:14 p.m.

Mr. William Utzman, Chairman