

HEMPFIELD TOWNSHIP PLANNING COMMISSION

JANUARY 3, 2018

REGULAR MONTHLY MEETING

A. CALL TO ORDER AND APPOINTMENT OF TEMPORARY CHAIRMAN:

Mr. Benton, Vice-Chairman, called the meeting to order at 7 p.m.

Members Present: Mr. Bill Benton
Mr. Rick Tatano
Mrs. Suzanne Ward

Mr. John Anderson
Mr. Frank Venzon

Staff Present: Mr. Dan Schmitt
Mr. Chris Skovira
Mr. Andy Walz

Mr. Len Delleria
Mrs. Denise Rosak

Mr. Benton recognized the Township Manager, Andy Walz, as the Temporary Chairman for the purpose of nominating and electing a permanent chairman for 2018.

B. NOMINATION OF PERMANENT CHAIRMAN:

Mr. Venzon made a nomination, seconded by Mr. Tatano, for Mr. Utmann as Chairman for 2018. Vote: 5-Yes. Motion carried.

Mr. Benton made a motion, seconded by Mr. Venzon, to close the nominations. Vote: 5-Yes. Motion carried.

C. NOMINATION OF VICE-CHAIRMAN:

Mr. Venzon made a nomination, seconded by Mr. Anderson, for Mr. Benton as Vice Chairman for 2018. Vote: 5-Yes.

Mr. Anderson made a motion, seconded by Mrs. Ward, to close the nominations. Vote: 5-Yes. Motion carried.

As Vice-Chairman, Mr. Benton took over the Planning Commission meeting.

D. NOMINATION AND APPOINTMENT OF SECRETARY:

Mr. Anderson made a nomination, seconded by Mrs. Ward, for Mr. Venzon as Secretary for 2018. Vote: 5-Yes. Motion carried.

Mrs. Ward made a motion, seconded by Mr. Anderson, to close the nominations. Vote: 5-Yes. Motion carried.

E. NOMINATION AND APPOINTMENT OF ASSISTANT SECRETARY:

Mrs. Ward made a nomination, seconded by Mr. Venzon, for Mr. Anderson as Assistant Secretary for 2018. Vote: 5-Yes.

Mrs. Ward made a motion, seconded by Mr. Venzon, to close the nominations. Vote: 5-Yes. Motion carried.

F. APPROVAL OF MINUTES:

Mrs. Ward made a motion, seconded by Mr. Venzon, to approve the Planning Commission minutes for December 6, 2017 as presented. Vote: 5-Yes. Motion carried.

G. ADMINISTRATIVE PLANS: (None)

H. PLANS TO BE REVIEWED FOR COMPLETENESS AND FORWARDED FOR TECHNICAL REVIEW:

| | |
|---------------------------------|-----------------------------|
| ALDI-GREENSBURG STORE 41 | SITE PLAN # 20170828 |
| <i>Aldi, Inc.</i> | Zoned RC |
| 119 Triangle Drive, Greensburg | 1 Lot |
| Hempfield Township | 2.217 Acres |

COMMENTS:

Mr. Christopher Kambar of Aldi, Inc., and Mr. Tim Scheg of APD Engineering & Architecture, represented the Aldi-Greensburg Store 41 site plan. Mr. Scheg explained in detail the purpose of the plan which is to expand the existing Aldi Store along the longwall to make it proto-typical, including minor site updates with LED lighting, LED signage, parking stripings, and crosswalks. In addition, he advised the Planning Commission that the Hempfield Township Zoning Hearing Board will be hearing their variance request on Tuesday, January 9th, 2018 for a reduction to the building setback from the required 50 foot to 45 ½ foot.

Mr. Schmitt recommended the plan be forwarded to the professional staff for technical review and comments.

Motion:

Mrs. Ward made a motion, seconded by Mr. Anderson, to forward the Aldi-Greensburg Store 41 Site Plan #20170828 for technical review and comments. Vote: 5-Yes. Motion carried.

I. PLANS TO BE TECHNICALLY REVIEWED:

LANDPRISE DEVELOPMENT PLAN #1

Landprise Realty LLC.

7565 U.S. Route 30, Irwin

Hempfield Township

SITE PLAN # 20170776

Zoned RC

1 Lot

12.784 Acres

COMMENTS:

Mr. Sam McVicker of K2 Engineering represented Landprise Development Plan #1 site plan. He explained that all of the technical review comments have been addressed.

Mr. Schmitt recommended that the plan be approved without any contingencies.

Motion:

Mr. Venzon made a motion, seconded by Mr. Tatano, to recommend approval of the Landprise Development Plan #1 Site Plan #20170776 without any contingencies. Vote: 5-Yes. Motion carried.

LUNN PLAN

Angeline Z. Lunn

454 Warwick Drive, Greensburg

Hempfield Township

SUBDIVISION # 20170777

Zoned SR

1 Lot

1.88 Acres

COMMENTS:

Mr. Richard Cross of Cross Land Surveying Company represented Lunn Plan Subdivision #20170777. He explained that the purpose of the plan is the 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.

Mr. Schmitt commented that most of the technical review comments have been addressed, including renaming the plan, "Harrold, Harrold, Rudolph, Hartwick Plan". The only outstanding concern he said is MAWC/DEP approval since it is going to be a buildable lot.

Motion:

Mrs. Ward made a motion, seconded by Mr. Venzon, to recommend approval of the Lunn Plan Subdivision #20170777 contingent upon MAWC/DEP approval. Vote: 5-Yes. Motion carried.

SISTERS OF CHARITY/REGINA/BAYLEY HOUSE

Sisters of Charity

Mt. Thor Road, Greensburg

Hempfield Township

SUBDIVISION # 20170779

Zoned SR

1 Lot

38.648 Acres

COMMENTS:

Mr. Zach , lawyer with Tremba, Kinney, Greiner, Kerr, LLC, represented the Sisters of Charity Regina/Bayley House subdivision Plan #20170779.

Mr. Schmitt recommended that the plan be approved without contingencies.

Motion:

Mr. Anderson made a motion, seconded by Mr. Venzon, to recommend approval of the Sisters of Charity Regina/Bayley House Subdivision Plan #20170779 without any contingencies. Vote: 5-Yes. Motion carried.

MILLCRAFT HOTEL
Greensburg Hospitality Assoc., LLC
6173 Route 30, Greensburg
Hempfield Township

SITE PLAN # 20170788
Zoned RC
1 Lot
4.18 Acres

COMMENTS:

Mr. Gary Baird of Lennon, Smith, Souleret Engineering, Inc. and Lou Calabria of Greensburg Hospitality Associates, LLC represented the Millcraft Hotel Site Plan #20170788. Mr. Baird advised the Planning Commission that several of the technical review comments have been addressed. However, a number of them are awaiting approval from outside agencies.

Mr. Schmitt advised that there were ten (10) concerns listed in the technical review comment letter. As of this date, he said he would recommend approval contingent upon the following contingencies which have not been addressed:

1. Erosion and sedimentation control approval;
2. N.P.D.E.S. Earth Disturbance Permit is required;
3. Hempfield Township stormwater management approval;
4. Municipal Authority of Westmoreland County and Department of Environmental Protection approvals are required for sewage;
5. Receipt of PennDot Highway Occupancy Permit is required for the driveway and the drainage;

Motion:

Mr. Venzon made a motion, seconded by Mr. Anderson, to recommend approval of the Millcraft Hotel Site Plan #20170788 contingent upon the above-listed items. Vote: 5-Yes. Motion carried.

ARCO BUILDING ADDITION
ARCO II, LLC.
1125 Garden St., Greensburg
Hempfield Township

SITE PLAN # 20170790
Zoned LI
3 Lots
14.95 Acres

COMMENTS:

Mr. Lenny White of R. F. Mitall & Associates represented the ARCO Building Addition Site Plan #20170790. He advised that the technical review comment letter was received. However, updated plans addressing the concerns have not been supplied to the Township.

Mr. Schmitt advised the Planning Commission that the plan can be recommended for approval contingent upon the following items from the technical review comment letter:

1. Please provide the purpose and/or use of the proposed addition. The answer may require additional parking spaces, sewage taps, etc.;
2. Add Hempfield Township Plan Number referenced above.
3. Hempfield Township stormwater management approval;
4. Erosion and sedimentation control approval;
5. N.P.D.E.S. Earth Disturbance Permit is required;
6. Prior to the approval of this site plan, the lot consolidation plan must be recorded;
7. Provide height of the proposed building;
8. Provide any exterior lighting details;

Motion:

Mrs. Ward made a motion, seconded by Mr. Anderson, to recommend approval of the ARCO Building Addition Site Plan #20170790 contingent upon the above-listed items. 5-Yes. Motion carried.

J. NEW BUSINESS: (None)

K. OLD BUSINESS: (None)

L. ADJOURNMENT:

Mrs. Ward made a motion, seconded by Mr. Anderson, to adjourn the Planning Commission meeting at 7:47 p.m.

MEETING ADJOURNED 7:47 P.M.

Bill Benton, Vice-Chairman