

HEMPFIELD TOWNSHIP PLANNING COMMISSION

FEBRUARY 7, 2018

REGULAR MONTHLY MEETING

A. CALL TO ORDER:

Mr. Utzman, Chairman, called the meeting to order at 7 p.m.

Members Present: Mr. Bill Utzman
Mr. Bill Benton

Mr. Bill Bretz
Mr. John Anderson

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

Mr. Len Deller
Mrs. Denise Rosak

B. APPROVAL OF MINUTES:

Mr. Benton made a motion, seconded by Mr. Anderson, to approve the Planning Commission minutes for January 3, 2018 as presented. Vote: 3-Yes. Mr. Utzman – Abstained – He was not present at the January 3rd, 2018 meeting. Motion carried.

C. ADMINISTRATIVE PLANS:

Veterans Sunrise Center
Verdant Holdings, LLC
SR 0119 & Along SCI Lane, Greensburg
Hempfield Township

ZONING CHANGE # 20180016
Zoned RC, LC & I to RC
2 Lots
102.86 Acres

COMMENTS:

Attorney Gary Falatovich represented Verdant Holdings, LLC request for a zoning change to Regional Commercial. Also in attendance was Bob Wright of Stantec Architecture and Engineering LLC. Mr. Falatovich advised that this request encompasses rezoning to clean up some zoning inconsistencies on the parcels of property formerly known as the Greensburg Correctional Institute to house a comprehensive veterans' health and wellness center.

Motion:

Mr. Benton made a motion, seconded by Mr. Bretz, to recommend approval of the Veterans Sunrise Center zoning change request to the Board of Supervisors. Vote: 4-Yes. Motion carried.

D. PLANS TO BE REVIEWED FOR COMPLETENESS AND FORWARDED FOR TECHNICAL REVIEW: None

E. PLANS TO BE TECHNICALLY REVIEWED:

ALDI-GREENSBURG STORE 41

Aldi, Inc.

119 Triangle Drive, Greensburg
Hempfield Township

SITE PLAN # 20170828

Zoned RC

1 Lot

2.217 Acres

COMMENTS:

Ms. Christine Morasczyk, Director of Real Estate, Aldi, Inc. , represented the Aldi-Greensburg Store 41 site plan. She explained that the purpose of the plan 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 regards to the technical review comment letter from the Township, she said all of those concerns have been addressed. Lastly, she advised the Planning Commission that the Hempfield Township Zoning Hearing Board on January 30th, 2018 granted Aldi's variance request for a reduction to the building setback required from 50 foot to 45 ½ foot.

Mr. Schmitt recommended the plan be approved contingent upon the receipt of erosion and sedimentation control approval from the Westmoreland Conservation District.

Motion:

Mr. Benton made a motion, seconded by Mr. Anderson, to recommend approval of the Aldi-Greensburg Store 41 Site Plan #20170828 contingent upon the receipt of erosion and sedimentation control approval from the Westmoreland Conservation District. Vote: 4-Yes. Motion carried.

F. NEW BUSINESS:

- 1 **Agency Compliance Letter Request from the Municipal Authority of Westmoreland County for Hugh Black Sanitary Sewer Extension** – Mr. Bretz made a motion, seconded by Mr. Benton, to recommend approval of the compliance letter request from the Municipal Authority of Westmoreland County for the Hugh Black Sanitary Sewer Extension. Vote: 4-Yes. Motion carried.

- 2 **Agency Compliance Letter Request from the Municipal Authority of Westmoreland County for Ft. Allen/Carbon Sanitary Sewer Lining** – Mr. Anderson made a motion, seconded by Mr. Benton, to recommend approval of the compliance letter request from the Municipal Authority of Westmoreland County for the Ft. Allen/Carbon Sanitary Sewer Lining. Vote: 4-Yes. Motion carried.

G. OLD BUSINESS: (None)

H. ADJOURNMENT:

Mr. Benton made a motion, seconded by Mr. Utzman, to adjourn the Planning Commission meeting at 7:28 p.m.

MEETING ADJOURNED 7:28 P.M.

Bill Utzman, Chairman