

**HEMFIELD TOWNSHIP PLANNING COMMISSION**  
**MEETING MINUTES**  
**March 7, 2018**  
**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  
                                 Mrs. Suzanne Ward

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

**B. APPROVAL OF MINUTES:**

Mr. Tatano made a motion, seconded by Mrs. Ward, to approve the February 7, 2018 meeting minutes. Vote: 7-0. Motion carried

**C. ADMINISTRATIVE PLANS:**

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| <b>1.      Smith Johnson Ackerman<br/>Smith Johnson, LLC<br/>Tax Map No. 50-14-09-0-22, 23, 25, 35, &amp; 36</b> | <b>Subdivision (Plan No. 20180032)<br/>Zoned RC<br/>Public Sewage</b> |
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**COMMENTS:**

Mr. Cenker represented this subdivision plan. The purpose of this subdivision is to consolidate six (6) tracts of land into one (1) tract of land zoned RC (Regional Commercial) located at Route 30 and Ackerman Road. Mr. Cenker stated he did just receive the water service letter from MAWC/Sewage Authority. Mr. Anderson questioned what will be done with the ground and Mr. Cenker responded he is unsure currently. Mr. Schmitt stated as far as an administrative concern he asks to clarify plans before going to the supervisors that the plans purpose states to consolidate (6) six tracts of plans and there is confusion of note (2) it states (5) parcels. But other than that, Mr. Schmitt recommends it moves forward to the supervisors after paperwork clarification.

Mr. Benton made a motion, seconded by Mrs. Ward to forward this plan to the Supervisors' meeting for action subject to the comments of the staff. Vote: 7-0. Motion Carried

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| <b>2.      William J. Selepchak<br/>William J. Selepchak<br/>Tax Map No. 50-36-00-0-178</b> | <b>Subdivision (Plan No. 20180056)<br/>Zoned A<br/>Public Sewage</b> |
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**COMMENTS:**

Mr. Richard Bourg represented this subdivision plan. The purpose of this subdivision is to subdivide the Wm. J. Selepchak property (9.1940 Acres) into Lot A & Lot B located on Hunter-Waltz Mill Road. Lot A will contain the two-story dwelling and Lot B will be added to the Wm. J. and Shirley A. Selepchak property (Tax Map #-36-00-0-090) a part thereof by merger and consolidation. Mr. Selepchak would like to subdivide

off approximate 4 acres containing the front house and sell the remaining 5.2 acres in the back of the property to owners of adjoining properties that have access to water and septic systems not currently available on these 5.2 acres.

Mr. Schmitt stated this is an administrative plan but on the building waiver declaration he refers to lots 2 & 3 which will need clarified.

Mrs. Ward made a motion, seconded by Mr. Bretz to forward this plan to the Supervisors' meeting for action subject to comments of the staff. Vote: 7-0. Motion Carried

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

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| <b>1. New DNA Laboratory<br/>PA State Police<br/>Tax Map No. 50-28-00-0-315 (Lot 3)</b> | <b>Site Plan (Plan No. 20180031)<br/>Zoned RC<br/>Public Sewage</b> |
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**COMMENTS:**

Mr. Doug Gamber represented this site plan. The purpose of this Site Plan is to construct a new PA State Police DNA Laboratory located at 223 SCI Lane at Willow Crossing Road.

Mr. Gamber requested several waivers for stormwater requirements. Parking was conversed along with the number of employees. Lighting of the site discussed.

Mr. Schmitt recommends forwarding for technical review.

Mr. Anderson made a motion, seconded by Mrs. Ward to forward this site plan for technical review. Vote: 7-0. Motion Carried

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| <b>2. Cammerata Group, LLC.<br/>Greg Cammerata<br/>Tax Map No. 50-22-00-0-278</b> | <b>Site Plan (Plan No. 20180057)<br/>Zoned RC<br/>Public Sewage</b> |
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**COMMENTS:**

Mr. Utzman at this time recused himself due to representing Greg Cammerata. Mr. Benton is the acting Chairman during this site plan process.

Mr. Utzman represented this site plan. The purpose of the Site Plan is to construct a restaurant on an out parcel located at Westmoreland Mall, the former Ground Round.

Mr. Schmitt recommends to forward for technical review.

Mr. Anderson made a motion, seconded by Mrs. Ward to forward this Site Plan for technical review. Vote: 6-0. Motion Carried

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| <b>3. Colver Communities<br/>Hempfield LLC- Senior Housing<br/>Tax Map No. 50-22-05-0-001</b> | <b>Site Plan (Plan No. 20180058)<br/>Zoned CR<br/>Public Sewage</b> |
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**COMMENTS:**

Mr. Utzman at this time recused himself due to being involved with this site plan. Mr. Benton is the acting Chairman during this site plan process.

Mr. Daniel represented Clover Communities. The purpose of this Site Plan is to construct a +/-135,000 square foot, 119 unit senior apartment complex along with associated parking and utilities to serve the 3 story building.

This site plan also will have access to 35 garages for the senior apartment complex community. The Board discussed preserving wetlands with landscape along with lighting concerns for housing development which is behind the proposed site plan.

Mr. Schmitt recommends to forward for technical review.

Mrs. Ward made a motion, seconded by Mr. Tatano to forward this Site Plan for technical review.

Vote: 6-0. Motion Carried

**E. PLANS TO BE TECHNICALLY REVIEWED:** None

**F. NEW BUSINESS:**

**G. OLD BUSINESS:**

**H. ADJOURNMENT:**

Mr. Tatano made a motion, seconded by Mrs. Ward, to adjourn the meeting at 8:00 p.m. Vote: 7-0.  
Motion carried.

**Meeting Adjourned 8:00 P.M.**

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Bill Utzman, Chairman