

HEMFIELD TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
APRIL 4, 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. Len Delleria
 Mr. Chris Skovira Ms. Michelle Evans
 Mr. Steve Schmitt

B. APPROVAL OF MINUTES:

Mr. Benton made a motion, seconded by Mr. Venzon, to approve the March 7, 2018 meeting minutes.
Vote: 7-0. Motion carried

C. ADMINISTRATIVE PLANS:

- | | |
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| 1. Michael & Theresa Bove
Michael & Theresa Bove
Tax Map No. 50-33-00-0-079 | Subdivision (Plan No. 20180085)
Zoned A
On-Site Sewage |
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COMMENTS:

Mr. Lucien Bove represented this subdivision plan. The purpose of this plan is to revise the size of Parcel "B" since the installation of an approved sand mound septic system for the existing house; Parcel "A" is to be added to and made part of lands of Michael & Theresa Bove and is not to be considered a separate buildable lot. Location is 252 Simpson Road

Discussion of clarity on the maps, consolidation and total acreage. Mr. Schmitt stated it would need to be clarified before the Supervisors Meeting. Mr. Schmitt recommends it moves forward to the supervisors after paperwork clarification.

Mrs. Ward made a motion, seconded by Mr. Bretz 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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| 2. GetGo Portfolio II, LP
Giant Eagle, Inc.
Tax Map No. 50-13-12-0-216, 84, 78, & 79 | Zoning Change (Plan No. 20180056)
Zoned LC & SR to RC
Public Sewage |
|---|--|

COMMENTS:

Mr. Bill Sittig represented this zoning change. The proposed zoning map amendment is requested to change the zoning of approximately 1.046 acres from Local Commercial (LC) and Suburban Residential (SR) to Regional Commercial (RC) District in order to create a contiguous area zoned RC of approximately 2.00 acres for development in accordance with the use regulations of the RC district. The requested zoning change

is to create consistency to the zoning of the area and to reduce the non-conformity with adjacent lots. Location is Lewis Avenue at Heights Lane.

If the property is approved for re-zoning they will return with a site plan. But currently asking approval for consolidation and rezone. The board expressed their concern of surrounding residential and suburban residents. Staff stated the township would notify all neighbors for the zoning change hearing. The only action today is to recommend a zone change to the supervisors. Staff does not comment on zoning changes.

Mrs. Ward made a motion, seconded by Mr. Tatano to forward this zoning change to the Supervisors' meeting for approval. Vote: 7-0. Motion Carried

- 3. GetGo Portfolio II, LP
Giant Eagle, Inc.
Tax Map No. 50-13-12-0-075, 76, 77, 78, 79, 84, & 216**

**Subdivision (Plan No. 20180096)
Zoned RC, LC, & SR
Public Sewage**

COMMENTS:

Mr. Bill Sittig represented this subdivision plan. The purpose of this plan is to consolidate seven (7) lots into one (1) lot with right-of-way to be dedicated to Hempfield Township. Location is Lewis Avenue at Heights Lane. There are several housekeeping items prior to this plan being forward to the Supervisors.

Mrs. Ward made a motion, seconded by Mr. Benton to forward this subdivision plan to the Supervisors contingent upon the alley being vaccatted and the supervisors accepting the new alley location and it will need another public hearing. Vote: 7-0. Motion Carried

- 4. Edward L. & Vera L. Sorice
Edward L. & Vera L. Sorice
Tax Map No. 50-22-00-0-197 & 241**

**Subdivison (Plan No. 20180087)
Zoned SR
Public Sewage**

COMMENTS:

Mr. Fyock represented this subdivision plan. The purpose of this plan is to merge two (2) lots into one (1) to make their residential property larger and prevent building on the upgrade Lot 11C which would be difficult to access with utilities and has limited buildable space. Location is Lot 11B & 11C of the 4th Addition to Farmington Place.

This plan meets all requirements but just needs to add the township plan number to the paperwork.

Mr. Anderson made a motion, seconded by Mr. Ward to forward to the Supervisors' meeting for approval. Vote: 7-0. Motion Carried

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

- 1. Westmoreland County Housing Authority
Westmoreland County Housing Authority
Tax Map No. 50-20-00-0-163**

**Site Plan (Plan No. 20180103)
Zoned RC
Public Sewage**

COMMENTS:

Mr. Utzman at this time recused himself. Mr. Benton is the acting Chairman during this site plan process.

Mr. Eric Spiegel represented this site plan. The purpose of this Site Plan is to relocate the existing magistrate's (Westmoreland County District Magistrate Office 10-1-03) office to the north of the overall property. Location is on South Greengate Road. Discussion regarding the driveway location. This plan is subject to PennDOT highway occupancy.

Mr. Schmitt recommends forwarding for technical review.

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

2. **ABS Holdings, LLC.** **Site Plan (Plan No. 20180104)**
Renegade Services **Zoned LI**
Tax Map No. 50-36-00-0-192 **Public Sewage**

COMMENTS:

Mr. Jeffrey Parobek represented this site plan and stated the owner is Grey Wolf, LLC. The purpose of the Site Plan is to construct an approximate 15,000 square foot building and associated parking, utilities and stormwater facilities for operations and maintenance facility. Location is Lot 6-R New Stanton Distribution Park, near terminus of Earnhardt Drive. Mr. Rodney Offield stepped in explaining what all would be done at the facility that is currently located in Ruffsdale.

Mr. Schmitt recommends to forward for technical review.

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

3. **Steve & Viola Helmetzi** **Subdivision Plan (Plan No. 20180105)**
Joyce Helmetzi **Zoned A**
Tax Map No. 50-19-00-0-114 **Public Sewage**

COMMENTS:

Mr. Scott Pilston represented this Subdivision. The purpose of this Subdivision Plan is to divide the land to move one house ownership to Joyce Helmetzi (daughter of Steve & Viola Helmetzi). Location is on Bunchberry Lane, Greensburg. It is currently one tax map parcel and would like to subdivide to create (4) separate parcels. Concerns were spoken of frontage and private or public roads which will be reviewed and clarification of plans.

Mr. Schmitt recommends to forward for technical review.

Mr. Benton made a motion, seconded by Mr. Anderson to forward this Subdivision for technical review. Vote: 7-0. Motion Carried

E. PLANS TO BE TECHNICALLY REVIEWED:

1. **PA Department of General Services** **Site Plan (Plan No. 20180031)**
PA State Police **Zoned RC**
Tax Map No. 50-28-00-0-315 (Lot 3) **Public Sewage**

This Site Plan is tabled until next month.

2. **CBL Westmoreland LP** **Site Plan (Plan No. 20180057)**
Greg Cammerata **Zoned RC**
Tax Map No. 50-22-00-0-278 **Public Sewage**

COMMENTS:

Mr. Utzman at this time recused himself to represent this Site Plan. Mr. Benton is the acting Chairman during this site plan process. The purpose of this Site Plan is to construct a restaurant on a front out parcel located at Westmoreland Mall. There was (4) four comments to be addressed.

1. Stormwater Management approval. 2. Erosion & Sedimentation control 3. THTMA/MAWC approval
4. Exterior lighting plans.

1 & 4 have been completed and 2&3 are outstanding items.

Mrs. Ward made a motion, seconded by Mr. Venzon to forward this Site Plan contingent to the 2 outstanding items. Vote: 6-0. Motion Carried.

3. **Gribbin Family Partnership
Clover Communities Hempfield, LLC.
Tax Map No. 50-22-005-0-001**

**Site Plan (Plan No. 20180058)
Zoned CR
Public Sewage**

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.

Eric Daniels represented this Site Plan. The purpose of this Site Plan is to construction of a +/-135,000 square foot, 119 unit senior apartment complex along with associated parking and utilities to serve building. Acknowledgement of a letter sent from the township of concerns and comments. The list of items the township brought to attention and are the following conditions:

1. Driveway Access Permit from the City of Greensburg is required; PENDING
2. Clarify grading for the access driveway appears to exceed/go outside of the fifty (50) foot right-of-way; PENDING
3. Obtaining stormwater management approval from the Township of Hempfield pursuant to the requirements of Chapter 72 of the Code of the Township of Hempfield (Stormwater and Land Disturbance Activity); PENDING
4. Approval from the Westmoreland Conservation District of an Erosion and Sedimentation Control Plan; PENDING
5. Approval must be obtained from the Municipal Authority of Westmoreland County (“MAWC”) and the Commonwealth of Pennsylvania, Department of Environmental Protection (“DEP”); PENDING
6. Provide information concerning the variance received from the Township for Drawing “C101-Parking Requirements”; PENDING
7. Provide proposed traffic counts and time frame distribution for the proposed development- PENDING

Mrs. Ward made a motion, seconded by Mr. Bretz to forward this Site Plan contingent to all outstanding conditions. Vote: 5-1. Mr. Venzon opposed. Motion Carried.

F. NEW BUSINESS:

G. OLD BUSINESS:

H. ADJOURNMENT:

Mrs. Ward made a motion, seconded by Mr. Anderson, to adjourn the meeting at 8:15 p.m. Vote: 7-0. Motion carried.

Meeting Adjourned 8:15 P.M.