

**HEMPFIELD TOWNSHIP PLANNING COMMISSION****MINUTES****May 2, 2018****7 P.M.**

Members Present:           Mr. Frank Venzon                           Mrs. Suzanne Ward  
                                   Mr. Rick Tatano                            Mr. Bill Utzman  
                                   Mr. Bill Bretz                             Mr. Bill Benton

Staff Present:               Mr. Len Deller                             Mr. Dan Schmitt  
                                   Mr. Chris Skovira                        Mr. Steven Schmitt  
                                   Mrs. Callie Krueger

**A. CALL TO ORDER**

The regularly scheduled 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. Bill Utzman.

**B. APPROVAL OF MINUTES**

1. April 4, 2018 – Mr. Venzon made a motion, seconded by Mr. Tatano to approve the meeting minutes. Vote: 6-0. Motion carried.

**C. ADMINISTRATIVE PLANS****1. Lampl-Huber Consolidation****Subdivision****Public****SR****Owner:** Elsie R. & Benjamin T. Huber**Eng./Surveyor:** Dennis M. Rosatti, P.L.S.**Location:** Approx. 400' from the end of Woodhaven Dr.**Tax Map #:** 50-08-12-0-031 & 032**Purpose:** Consolidate Lot 10 & Lot 11 in the Woodhaven Plan No. 4 so as to create on larger lot by consolidation.**COMMENTS:**

Dennis Rosatti represented the Lampl-Huber Consolidation Plan. He mentioned that the purpose of the consolidation was to eliminate the middle line so that the property owners could building a swimming pool and other amenities. It was the staff's recommendation to forward the plan to the Board of Supervisors for final approval.

**MOTION:**

Mrs. Ward made a motion, seconded by Mr. Bretz to forward the Lampl-Huber Consolidation Plan to the Board of Supervisors. Vote: 6-0. Motion carried.

**D. PLANS TO BE REVIEWED FOR COMPLETENESS & FORWARDED FOR TECHNICAL REVIEW****1. RNAR Specialties****Site Plan****Public****A****Owner:** RNAR Specialties, Inc.**Eng./Surveyor:** Edward A. Patton, Patton Engineering**Location:** Corner of Feightner & Slate Run Rd.**Tax Map #:** 50-22-00-0-232**Purpose:** Re-establish accessory use of storage with current office building use**COMMENTS:**

Edward Patton represented the RNAR Specialties Site Plan. He stated that the plan is to construct an accessory building in the same footprint and the same size as the original barn which was originally in the space. It was the staff's recommendation to forward the plan to technical review.

**MOTION:**

Mr. Benton made a motion, seconded by Mrs. Ward to forward the RNAR Specialties Site Plan for technical review. Vote: 6-0. Motion carried.

**2. Westmoreland Mall Parcel C****Subdivision****Public****RC****Owner:** CBL/Westmoreland, LP**Eng./Surveyor:** Enercon Services, Inc.**Location:** Along Rt. 30, Adjacent to JC Penney Dept. Store**Tax Map #:** 50-22-00-0-206**Purpose:** To subdivide Parcel C into Parcel C-1 and residual Parcel C-2. This subdivision creates 1 new separate buildable lot**COMMENTS:**

Mike Misak represented the Westmoreland Mall Parcel C Subdivision Plan. He noted that there would be 2.5 acres for development, located in the parking lot across from J.C. Penney's department store. The specific plans will be brought forth next month. It was mentioned that the intent is to construct a two-tenant restaurant space. It was the staff's recommendation to forward the plan to technical review.

**MOTION:**

Mrs. Ward made a motion, seconded by Mr. Bretz to forward the Westmoreland Mall Parcel C Subdivision Plan for technical review. Vote: 6-0. Motion carried.

**3. Magill Site****Site Plan****Public****LI****Owner:** Magill LLC c/o Mark Magill**Eng./Surveyor:** Robert Deglau, PLS, Allstate Mapping**Location:** Ligonier Dr. & Old Rt. 119**Tax Map #:** 50-41-00-0-148**Purpose:** To construct a one-story building and parking facility to operate an auto service center**COMMENTS:**

Mark and Dave Magill and Ross Deglau represented the Magill Site Plan. The Magill's are proposing this location to construct a new facility to help their growing business. It was the staff's recommendation to forward the plan to technical review.

**MOTION:**

Mrs. Ward made a motion, seconded by Mr. Bretz to forward the Magill Site Plan for technical review. Vote: 6-0. Motion carried.

**E. PLANS TO BE TECHNICALLY REVIEWED****1. Westmoreland County****Site Plan****Public****RC****District Magistrate's Office  
(10-1-03) Relocation****Owner:** Westmoreland Co. Housing Authority**Eng./Surveyor:** Bill Utzman, Morris Knowles & Ass.**Location:** South Greengate Rd.**Tax Map #:** 50-20-00-0-163**Purpose:** Relocate the existing magistrate's office to the north of the overall property**COMMENTS:**

Mr. Utzman recused himself from the Planning Commission to present the Site Plan. Review comments have been addressed except for two pending contingencies, E&S control plan and stormwater management plan approval. It was the staff's recommendation to approve the plan.

**MOTION:**

Mrs. Ward made a motion, seconded by Mr. Venzon to approve the Westmoreland County District Magistrate's Office (10-1-03) Relocation Site Plan contingent upon: 1) E&S control plan and 2) Stormwater Management plan approval. Vote: 5-0-1 abstain (Utzman). Motion carried.

**2. Renegade Services****Site Plan****Public****LI****Owner:** ABS Holdings, LLC**Eng./Surveyor:** Jeffrey Parobek, PE, Enercon Services**Location:** Lot 6-R New Stanton Distribution Park**Tax Map #:** 50-36-00-0-192**Purpose:** To construct an approximate 15,000 square foot building and associated parking, utilities and stormwater facilities for operations and maintenance facility**COMMENTS:**

Jeff Parobek represented the Renegade Services Site Plan. Review comments have been addressed except for two pending contingencies, E&S control plan and stormwater management plan approval. It was the staff's recommendation to approve the plan.

**MOTION:**

Mr. Bretz made a motion, seconded by Mr. Venzon to approve the Renegade Services Site Plan contingent upon: 1) E&S control plan and 2) Stormwater Management Plan approval. Vote: 6-0. Motion carried.

**\*SUZANNE WARD LEFT MEETING\*****3. Helmetzi Plan****Subdivision****Public****A****Owner:** Steve & Viola Helmetzi**Eng./Surveyor:** Pilston Surveying, Inc.**Location:** Bunchberry Ln., Greensburg**Tax Map #:** 50-19-00-0-114**Purpose:** Divide to move one house ownership to Joyce (Daughter)**COMMENTS:**

Scott Pilston represented the Helmetzi Subdivision Plan. Currently, there are three houses on the lot. The proposal is to subdivide the lot into 4 separate lots. A discussion was held regarding the access to Strasser Road and Pond Lane from Lots 1 and 2. Evidence has not been found at this point to show there is access to those streets. Bunchberry Lane is a private road, according to Township Code, private roads can only have up to three houses. Also noted was the lack of frontage for the proposed lots. It was recommended by the staff that the applicant either go in front of the Board of Supervisors and ask for a hardship and ask for four lots off of a private lane or get a time extension to table the plan at the Board of Supervisors Meeting to have more time to make a plan. The staff recommended to deny the plan based on the current proposal.

**MOTION:**

Mr. Venzon made a motion, seconded by Mr. Bretz to deny the Helmetzi Subdivision Plan based on the current proposal. Vote: 5-0. Motion carried.

**4. New DNA Laboratory****Site Plan****Public****RC****Owner:** PA Dept. of General Services**Eng./Surveyor:** Doug Gamber, RLA,  
Raudenbush Engineering, Inc.**Location:** 223 SCI Lane at Willow Crossing Rd.**Tax Map #:** 50-28-00-0-315 (Lot 3)**Purpose:** Construct new PA State Police DNA Laboratory**COMMENTS:**

A letter was received requesting an extension. The plan will be on the agenda for decision at June's Planning Commission Meeting.

**MOTION: NONE****F. NEW BUSINESS: NONE****G. OLD BUSINESS: NONE**

**H. ADJOURNMENT:**

The regularly scheduled meeting of the Hempfield Township Planning Commission was adjourned at 7:37 p.m. by Chairman, Mr. Bill Utzman.

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CHAIRMAN