

# HEMPFIELD TOWNSHIP PLANNING COMMISSION MEETING

June 6, 2018  
7:00 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 William Utzman.

**MEMBERS PRESENT:** Mr. William Utzman Mr. John Anderson  
Mr. Richard Tatano Mr. Frank Venzon  
Mr. William Benton Mrs. Suzanne Ward

**STAFF PRESENT:** Mr. Dan Schmitt Mr. Chris Skovira  
Mr. Leonard Delleria Ms. Anna Riddle

## B. APPROVAL OF MINUTES:

Mr. Anderson made a motion, seconded by Mr. Benton, to approve the May 2, 2018 Planning Commission meeting minutes as presented. Vote: 6 – 0. Motion carried.

## C. ADMINISTRATIVE PLANS:

<b>1. Rause Consolidation Plan</b> <i>John Rause &amp; Luci Kateri Rause</i> <i>Tax Map No. 50-15-13-0-183 &amp; 55</i>	<b>Subdivision Plan (No. 20180242)</b> <i>Zoned SR</i> <i>On-Lot Sewage</i>
---	---

### COMMENTS:

Representing the plan was Dennis Rosatti, the surveyor on this plan. Mr. Rosatti stated the purpose of this plan was to consolidate two separate parcels into one, single zoned parcel. Mr. Schmitt asked that the plans be revised to show the prior consolidation done in 2016. Mr. Anderson made a motion, seconded by Mr. Benton, to approve the plan. Vote: 6 – 0. Motion carried.

<b>2. Steiner Subdivision &amp; Consolidation Plan</b> <i>Mark L. Steiner</i> <i>Tax Map No. 50-28-00-0-310 &amp; 228</i>	<b>Subdivision Plan (No. 20180243)</b> <i>Zoned A</i> <i>On-Lot Sewage</i>
---	--

### COMMENTS:

Representing the plan was Dennis Rosatti, the surveyor on this plan. Mr. Rosatti stated that the purpose of the plan was to subdivide Parcel "C" from Parcel "B", and attach Parcel "C" to Parcel "A", so that the newly created 8.2 acre lot can be sold. Mr. Schmitt recommended the Township plan number be added to the plan copies. Mr. Anderson made a motion, seconded by Mr. Venzon, to approve the plan. Vote: 6 – 0. Motion carried.

**3. David E. DeBone Unification**  
**David E. DeBone**  
**Tax Map No. 50-27-04-0-002, 236, 260**

**Subdivision Plan (No. 20180240)**  
**Zoned SR**  
**Public Sewage**

**COMMENTS:**

Representing the plan was Doug Regola of Victor P. Regola & Assoc., Inc. Mr. Regola stated that the purpose of the plan was to combine lots to form a single parcel to be sold and added to Mr. DeBone's current home lot, totaling 1.4844 acres; as well as eliminating DeBone Lane, a 50 ft. private road. Mr. Schmitt asked for clarification on the access easement for the DeBone property and asked that the Township plan number be added to the plan copies. Mr. Venzon made a motion, seconded by Mr. Anderson, to approve the plan. Vote: 6 – 0. Motion carried.

**4. William K. Hafer Plan**  
**William K. Hafer**  
**Tax Map No. 50-37-00-0-120 & 121**

**Subdivision Plan (No. 20180241)**  
**Zoned A**  
**On-Lot Sewage**

**COMMENTS:**

Representing the plan was William Hafer, the land owner. He stated the purpose of the plan was to combine two parcels into one lot in order to meet the setback requirements to build an addition on to his home. Mr. Schmitt asked for the Township plan number to be added to the plan copies. Mrs. Ward made a motion, seconded by Mr. Venzon, to approve the plan. Vote: 6 – 0. Motion carried.

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

**1. Edward Barbish III Plan**  
**Edward Barbish III**  
**Tax Map No. 50-13-08-0-086**

**Site Plan (No. 20180244)**  
**Zoned LC**  
**Public Sewage**

**COMMENTS:**

Representing the plan was Dennis Rosatti, the surveyor on this plan. Mr. Rosatti stated the purpose of this plan was to place a temporary job trailer on the site next to an existing 12x18 frame office building to serve as a place for landscaping clients to conduct business. The new job trailer will take the place of the existing building, which will later be removed. He added there will be revisions to the plan for parking and wheel chair access. Mr. Schmitt recommended the plan be forwarded for technical review. Mr. Benton made a motion, seconded by Mr. Anderson, to forward the plan. Vote: 6 – 0. Motion carried.

**2. Best Choice Trailers Plan**  
**Greg Barrick**  
**Tax Map No. 50-18-00-0-106**

**Site Plan (No. 20170394)**  
**Zoned LI**  
**Public Sewage**

**COMMENTS:**

Representing the plan was Greg Barrick of Best Choice Trailers. He stated the purpose of the plan was to present a more final site plan that was revised from a prior submittal in August of 2017. There were several out-buildings put up and land disturbance since the prior approval was granted, and this plan is a more comprehensive plan showing the proposed construction of a new sales/service facility, parking, land disturbance and storm water management controls for review. Mr. Schmitt stated he

recommended the plan be forwarded for technical review. Mr. Venzon made a motion, seconded by Mrs. Ward, to forward the plan. Vote: 6 – 0. Motion carried.

**E. PLANS TO BE TECHNICALLY REVIEWED:**

<b>1. RNAR Specialties Plan</b> <b>RNAR Specialties, Inc.</b> <b>Tax Map No. 50-22-00-0-232</b>	<b>Site Plan (No. 20180151)</b> <b>Zoned A</b> <b>Public Sewage</b>
---	---

**COMMENTS:**

Representing the plan was Edward Patton of Patton Engineering, the engineer on this plan. Mr. Patton stated the purpose of the plan was to re-establish accessory use and re-construction of a masonry structure for storage use. Mr. Schmitt stated that comments on this plan were addressed, including: the utility contact was updated from THMA to MAWC, the zoning designation was updated, as well as the parking calculation to reflect the correct zoning designation. He recommended the plan be forwarded since all conditions were met. Mr. Benton made a motion, seconded by Mrs. Ward, to forward the plan for technical review. Vote: 6 – 0. Motion carried.

<b>2. Westmoreland Mall Parcel C</b> <b>CBL/Westmoreland, LP</b> <b>Tax Map No. 50-22-00-0-206</b>	<b>Subdivision Plan (No. 20180154)</b> <b>Zoned RC</b> <b>Public Sewage</b>
--	---

**COMMENTS:**

This plan was tabled at the request of the plan submitter.

<b>3. Magill Site</b> <b>Magill LLC c/o Mark Magill</b> <b>Tax Map No. 50-41-00-0-148</b>	<b>Site Plan (No. 20180155)</b> <b>Zoned LI</b> <b>Public Sewage</b>
---	--

**COMMENTS:**

Representing the plan was Robert Deglau of Allstate Mapping, Inc., the surveyor on this plan. Mr. Deglau stated the purpose of this plan was to construct a new building and parking for an automobile service center on a pad-ready site in the Mason Park Plan of Lots. Mr. Schmitt commented that a new site location map had been included with the plan, parking calculations had been updated, and exterior lighting has been shown on the revised plan, as well as the Township plan number was added to the plan. Storm Water Management Plans and Erosion and Sedimentation (E&S) controls are still pending and he recommended approval based on the two contingent items. Mrs. Ward made a motion, seconded by Mr. Venzon, to approve the plan pending the contingent items. Vote: 6 – 0. Motion carried.

<b>4. New DNA Laboratory</b> <b>PA Department of General Services</b> <b>Tax Map No. 50-28-00-0-315 (Lot 3)</b>	<b>Site Plan (No. 20180031)</b> <b>Zoned RC</b> <b>Public Sewage</b>
---	--

**COMMENTS:**

Representing the plan was Doug Gamber with Raudenbush Engineering, Inc. Mr. Gamber stated the purpose of the plan was to construct a DNA laboratory and office facility that will service the Pennsylvania State Police. The building will contain a laboratory, storage, office and board room space, and cryogenic storage. Mr. Schmitt commented that he recommended approval of this plan, contingent

on the following pending items: NPDES permits and E&S Control, Sewage Planning Module approvals, and a Highway Occupancy Permit (H.O.P.) from Penn Dot for the widening of SCI Lane. Mr. Utzman questioned several waivers for storm water which were listed on the front of the plan; which were needed due to the soil quality and grade at the site. Mrs. Ward made a motion, seconded by Mr. Venzon, to approve the plan pending the contingent items. Vote: 6 – 0. Motion carried.

F. **NEW BUSINESS:**      None.

G. **OLD BUSINESS:**      None.

H. **ADJOURNMENT:**      Meeting adjourned at 7:46 p.m.

---

William Utzman, Chairman