

HEMPFIELD TOWNSHIP PLANNING COMMISSION

JULY 5, 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. Rick Tatano
Mrs. Suzanne Ward

Mr. Bill Bretz
Mr. John Anderson
Mr. Frank Venzon

Staff Present: Mr. Dan Schmitt
Mr. Chris Skovira
Mr. Jason Winters

Mr. Patrick Karnash
Mrs. Denise Rosak

B. APPROVAL OF MINUTES:

Mr. Venzon made a motion, seconded by Mrs. Ward, to approve the Planning Commission minutes for June 6, 2018 as presented. Vote: 6-Yes.

COMMENTS FROM HEMPFIELD TOWNSHIP MANAGER JASON WINTERS

Mr. Winters advised the Hempfield Township Planning Commission that at last month's meeting of the Board of Supervisors that Patrick Karnash was appointed planning coordinator. He explained that the Supervisors' want to take a more proactive approach in planning. Mr. Winters also advised that Len Delleria is still part of the Township but moving more into zoning and code and building inspections.

C. ADMINISTRATIVE PLANS:

MASON PARK – LOTS #2 & #3
David Herrholtz – Ligonier Property Dev.
SR 3093 on East Side of Ligonier Dr.
Hempfield Township

SUBDIVISION # 20180312
Zoned LI
2 Lots
22.758 Acres

COMMENTS:

Jeff Fromm of Enercon Services represented the Mason Park – Lots #2 and #3 subdivision plan. He explained that the plan is a lot line move.

Mr. Schmitt commented that the plan needs to have Hempfield Township Plan No. 20180312 added to the plat and to depict the new 20' access easement from the cul-de-sac to the existing gas well.

Motion:

Mrs. Ward made a motion, seconded by Mr. Bretz, to recommend approval of the Mason Park – Lots #2 & #3 subdivision plan to the Board of Supervisors contingent upon the above-referenced comments from Mr. Schmitt. Vote: 6-Yes. Motion carried.

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

DURA-METAL PRODUCTS CORP. BUILDING ADDTN./PARKING EXP.	SITE PLAN # 2018-0310
<i>Joseph B. Freiland</i>	Zoned LI
1552 Arona Road, Irwin	1 Lot
Hempfield Township	10.739 Acres

COMMENTS:

Mr. Alex Lapinsky of H.F. Lenz Company represented the Dura-Metal Products Corporation Building Addition/Parking Expansion site plan. He explained that the site plan is for the construction of three (3) building additions to accommodate additional machine shop area, a training room, lunch room, and offices along with parking lot area expansions.

Mr. Schmitt recommended the plan be forwarded for technical review.

Motion:

Mr. Anderson made a motion, seconded by Mrs. Ward, to forward the Dura-Metal Products Corporation Building Addition/Parking Expansion site plan for technical review. Vote: 6-Yes. Motion carried.

ZILKA & COMPANY, LLC NEW FACILITY	SITE PLAN # 20180311
<i>Philip S. Zilka, Jr.</i>	Zoned LI
270 Ligonier Dr., Hunker	1 Lot
Hempfield Township	13.076 Acres

COMMENTS:

Mr. Alex Lapinsky of H.F. Lenz Company represented the Zilka & Company, LLC site plan. He explained that the plan is for the construction of a new office/warehouse distribution facility (to be located in the Mason Park Lot #2 subdivision earlier in the agenda) with associated parking area.

Mr. Schmitt recommended the plan be forwarded for technical review.

Motion:

Mrs. Ward made a motion, seconded by Mr. Venzon, to forward for technical review the Zilka & Company, LLC site plan. Vote: 6-Yes. Motion carried.

ESTATE OF LOUISE R. KARLE

Karen B. Karch

Union Cemetery Rd. at Courtview Dr.

Hempfield Township

SUBDIVISION # 20180313

Zoned SR

2 Lots

3.60 Acres

COMMENTS:

Mr. Dennis Rosatti represented the Estate of Louise R. Karle subdivision plan. He explained that the family wants to sell Parcel 1, which currently has an on and that Parcel 2 will be retained until such time that sewer taps become available.

Mr. Schmitt recommended the plan be forwarded for technical review.

Motion:

Mr. Venzon made a motion, seconded by Mrs. Ward, to forward for technical review the Estate of Louise R. Karle subdivision plan. Vote: 6-Yes. Motion carried.

GETGO #3094 HEMPFIELD

Giant Eagle Inc.

Route 30 & Lewis & Lowry Avenues, Jeannette

Hempfield Township

SITE PLAN # 20180314

Zoned RC

7 Lots

2.001 Acres

COMMENTS:

Mr. Pat Avolio, Director of Real Estate Development, Giant Eagle Incorporated, represented the GetGo #3094 Hempfield site plan. He explained the purpose of the site plan is to develop a 6,233 square foot gasoline station with eight fuel islands. Mr. Avolio discussed the project including but not limited to the proposed relocation of Heights Lane, zoning changes received, necessary highway occupancy permits including state and county highways, traffic study and possible adaptive traffic signal system, in addition to a proposed development agreements with the adjoining property owners. He stressed that Giant Eagle, Inc. is diligently working to address the concerns of the adjoining property owners. In closing, Mr. Avolio said Giant Eagle, Inc. is working on a private partnership maintenance agreements to discuss with the Township solicitor and Township Manager.

Mr. Schmitt recommended the plan be forwarded for technical review.

Motion:

Mrs. Ward made a motion, seconded by Mr. Anderson, to forward for technical review the GetGo #3094 Hempfield site plan. Vote: 6-Yes. Motion carried.

E. PLANS TO BE TECHNICALLY REVIEWED:

EDWARD BARBISH III
Edward Barbish III
1125 Lowry Avenue, Jeannette
Hempfield Township

SITE PLAN # 2010244
Zoned LC
1 Lot
1.089 Acres

COMMENTS:

Mr. Schmitt advised that Mr. Dennis Rosatti requested that the Edward Barbish III site plan be tabled until next month.

Motion:

Mrs. Ward made a motion, seconded by Mr. Anderson, to table the Edward Barbish III site plan per the request of the applicant. Vote: 6-Yes. Motion carried.

BEST CHOICE TRAILERS

Greg Barrick
1449 Arona Rd., Irwin (Former Serro Scotty Trailers)
Hempfield Township

SITE PLAN # 20170394
Zoned LI
1 Lot
13.96 Acres

COMMENTS:

Mr. Schmitt advised that the applicant requested the Best Choice Trailers site plan be tabled until next month.

Motion:

Mrs. Ward made a motion, seconded by Mr. Anderson, to table the Best Choice Trailers site plan per the request of the applicant. Vote: 6-Yes. Motion carried.

WESTMORELAND MALL PARCEL C

CBL/WESTMORELAND, LP
Along Rte. 30, Adjacent to JC Penney Dept. Store
Hempfield Township

SUBDIVISION # 20180154
Zoned RC
1 Lot
20.427 Acres

COMMENTS:

Mr. Schmitt advised that the applicant requested the Westmoreland Mall Parcel C subdivision plan be tabled until next month.

Motion:

Mrs. Ward made a motion, seconded by Mr. Anderson, to table the Westmoreland Mall Parcel C subdivision plan per the request of the applicant. Vote: 6-Yes. Motion carried.

F. NEW BUSINESS: None

G. OLD BUSINESS: None

H. ADJOURNMENT:

Mrs. Ward made a motion, seconded by Mr. Anderson, to adjourn the Planning Commission meeting at 7:58 p.m.

MEETING ADJOURNED 7:58 P.M.

Bill Utzman, Chairman