

HEMPFIELD TOWNSHIP PLANNING COMMISSION

AUGUST 1, 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 Benton
Mr. John Anderson
Mr. Frank Venzon

Staff Present: Mr. Patrick Karnash
Mr. Chris Skovira

Mrs. Denise Rosak

B. APPROVAL OF MINUTES:

Mrs. Ward made a motion, seconded by Mr. Anderson, to approve the Planning Commission minutes for July 5, 2018 as presented. Vote: 6-Yes.

C. ADMINISTRATIVE PLANS:

SULLIVAN & MILLER
William H. Sullivan Jr./Rodney J. Miller
45 & 47 Peters Road
Hempfield Township

SUBDIVISION # 20180399
Zoned SR
2 Lots
.484 Acres

COMMENTS:

Mr. Ron Regola of Ronald J. Regola & Associates LLC represented the Sullivan & Miller subdivision plan. He explained that the plan is a simple lot line change.

Mr. Karnash commented that the plan can be forwarded for technical review and to the regular monthly meeting of the Board of Supervisors on August 27th, 2018 since this is an administrative plan. He further encouraged Mr. Regola to have the updated mylar to the Township Office prior to the Supervisors' meeting.

Motion:

Mrs. Ward made a motion, seconded by Mr. Tatano, to forward the Sullivan & Miller Subdivision Plan No. 20180399 for technical review and then forwarded for action at the August 27th, 2018 meeting of the Board of Supervisors. Vote: 6-Yes. Motion carried.

PHILLIP D. FOX
Doug & Kelly Walt
238 Fox School Road
Hempfield Township

SUBDIVISION # 20180400
Zoned A
2 Lots
2.399 Acres

COMMENTS:

Mr. Randall Myers represented the Phillip D. Fox subdivision plan. He explained that the plan is a simple lot line change whereby adding property to Lot 1, which is the daughter of Mr. Fox, and taking property off of Lot 2.

Mr. Karnash noted the following updates needed to the plan: Adding the Hempfield Township Plan No. 20180400, providing before and after acreage of both Lots 1 and 2; and depicting the location of the water line. He said that the plan can be forwarded for further technical review and to the regular monthly meeting of the Board of Supervisors on August 27th, 2018 since this is an administrative plan. He further encouraged Mr. Myers to have the updated mylar to the Township Office prior to the Supervisors' meeting.

Motion:

Mrs. Ward made a motion, seconded by Mr. Benton, to forward the Phillip D. Fox Subdivision Plan No. 20180400 for technical review, including the above-noted updates, and then forwarded for action at the August 27th, 2018 meeting of the Board of Supervisors. Vote: 6-Yes. Motion carried.

HIGHLANDS PLAN #3
John & Laurel Highlands
Miller Lane
Hempfield Township

SUBDIVISION # 20180402
Zoned A-1
3 Lots
32.15 Acres

COMMENTS:

Mr. John Highlands of Laurel Highlands Surveying represented the Highlands Plan #3 subdivision plan. He explained that the plan is a simple subdivision adding property to three separate neighboring parcels. The only lot that doesn't have an existing house or septic is Lot 3, which is for the son, who wants the property for gardening at this time. Mr. Highlands said that he did speak to Len Dellera, Hempfield Township's Sewage Enforcement Officer, about possibly pursuing a perc test for Lot 3.

Mr. Karnash said that that if a perc test is pursued, the plan would have to be adjusted accordingly. He added that the plan may have to be withdrawn and resubmitted should the property owner want to have the perc test for Lot 3. However, if the perc test could be completed and the subdivision plan updated prior to the August 27th, 2018 meeting of the Board of Supervisors, the withdrawal would not be necessary.

Mr. Karnash noted the following updates are needed to the plan: Adding the Hempfield Township Plan No. 20180402, clarify the plan by showing the existing site and then what the subdivision proposed will look like, including a key index . Mr. Karnash commented that the plan can be forwarded for technical review and to the regular monthly meeting of the Board of Supervisors on August 27th, 2018 since this is an administrative plan. He further encouraged Mr. Highlands to have the updated mylar to the Township Office prior to the Supervisors’ meeting.

Motion:

Mrs. Ward made a motion, seconded by Mr. Benton, to forward the Highlands #3 Plan No. 20180402 for technical review, including the above-noted updates, and then forwarded for action at the August 27th, 2018 meeting of the Board of Supervisors. In addition, if the revision to the plan for septic to Lot 3 was done prior to August 27th, the Board of Supervisors could make that decision at that time. Vote: 6-Yes. Motion carried.

WITTMAN <i>John Francis</i> Tillbrook Road Hempfield Township	SUBDIVISION # 20180403 Zoned A 1 Lot 25 Acres
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COMMENTS:

Mr. John Francis represented the Wittman subdivision plan. He explained that the plan involves subdividing twenty-five (25) acres off of the Wittman property for agricultural purposes.

The question was raised by the Planning Commission whether or not the non-building verbage was required on the plan since the plan already states for agricultural purposes and not residential.

Mr. Karnash noted the following updates needed to the plan: Adding the Hempfield Township Plan No. 20180403, depict the before and after acreages of the residual tract, provide the tax map number of the residual tract and names and tax map numbers for the adjacent parcels. Mr. Karnash commented that the plan can be forwarded for technical review and to the regular monthly meeting of the Board of Supervisors on August 27th, 2018 since this is an administrative plan. He further encouraged Mr. Francis to have the updated mylar to the Township Office prior to the Supervisors’ meeting.

Motion:

Mrs. Ward made a motion, seconded by Mr. Venzon, to forward the Wittman Subdivision Plan No. 20180403 for technical review, including the above-noted updates, and then forwarded for action at the August 27th, 2018 meeting of the Board of Supervisors. Vote: 6-Yes. Motion carried.

JENNIFER WOODS – ETHEL F. TRUZZIE <i>Jennifer Woods</i> Bridge Street Hempfield Township	SUBDIVISION # 20180408 Zoned a 1 Lot 138 +/- Acres
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COMMENTS:

Mr. Dennis Rosatti, land surveyor, represented the Jennifer Woods – Ethel F. Truzzie subdivision plan. He explained that the plan proposes squaring the existing lot off whereby 4.6 acres goes to Ethel Truzzie and adding 2.6 acres to Jennifer Woods’ property. Mr. Rosatti added that in order for Jennifer Woods to build a house outside of the flood plain, the additional acreage is needed.

Mr. Karnash noted the following updates needed to the plan: Adding the Hempfield Township Plan No. 20180408, include the flood zone limits, provide evidence that Hunker Borough approved the plan, and adding verbage to the plan that Parcel 1 is not a separate buildable parcel and that it is just being added. Mr. Karnash commented that the plan can be forwarded for technical review and to the regular monthly meeting of the Board of Supervisors on August 27th, 2018 since this is an administrative plan. He further encouraged Mr. Rosatti to have the updated mylar to the Township Office prior to the Supervisors’ meeting.

Motion:

Mr. Venzon made a motion, seconded by Mr. Anderson, to forward the Jennifer Woods – Ethel F. Truzzie Plan No. 20180408 for technical review, including the above-noted updates, and then forwarded for action at the August 27th, 2018 meeting of the Board of Supervisors. Vote: 6-Yes. Motion carried.

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

WILLIAM C. & VICKI A. YARNELL	SITE PLAN # 20180404
<i>William C. & Vicki A. Yarnell</i>	Zoned LI
1165 Garden Street	1 Lot
Hempfield Township	5.032 Acres

COMMENTS:

Mr. Ron Regola of Ronald J. Regola & Associates represented the William C. & Vicki A. Yarnell site plan. He explained that the property, Allegheny Restoration, is located on Garden Street. The plan involves a proposed addition to the existing building which will not be serviced by sewer, nor will any additional parking be generated.

Mr. Karnash noted the plan can be forwarded for technical review and return to the September 5th 2018 Planning Commission meeting.

Motion:

Mrs. Ward made a motion, seconded by Mr. Venzon, to forward for technical review the William C. & Vicki A. Yarnell Site Plan No. 20180404. Vote: 6-Yes. Motion carried.

**WESTMORELAND CO. HOUSING AUTH
PLAN NO. 1**

Westmoreland Co. Housing Authority
174 South Greengate Road
Hempfield Township

SUBDIVISION # 20180405

Zoned RC
2 Lots
19.4 Acres

COMMENTS:

Hempfield Township Planning Commission Chairman Bill Utzman stepped down from the meeting and recused himself from any action regarding the Westmoreland County Housing Authority's Plan No. 1 subdivision. Mr. Benton, Vice-Chairman of the Hempfield Township Planning Commission, took over conducting the meeting.

Mr. Erik Spiegel, engineer, Westmoreland County Housing Authority represented the Westmoreland County Housing Authority subdivision plan. He explained that the plan is for a three (3) lot subdivision, which will allow for the construction of Odin View Apartments, a five (5) acre parcel, which is senior living apartments. He added that the subdivision will also relocate District Mark Mansour's office, which is the two (2) acre parcel.

Mr. Karnash noted the following updates needed to the plan: Adding the Hempfield Township Plan No. 20180405, depict the existing buildings on each of the parcels, approval from Municipal Authority of Westmoreland County/Department of Environmental Protection. Mr. Karnash advised that the plan can be forwarded for technical review and returns to the September 5th 2018 Planning Commission meeting.

Motion:

Mr. Venzon made a motion, seconded by Mrs. Ward, to forward for technical review, including the above-noted updates, the Westmoreland County Housing Authority Plan No. 1 Subdivision Plan No. 20180405. Vote: 5-Yes. 1-Recused – Mr. Utzman. Motion carried.

ODIN VIEW APARTMENTS

Westmoreland Co. Housing Authority
174 South Greengate Road
Hempfield Township

SITE PLAN # 20180406

Zoned RC
1 Lot
19.4 Acres

COMMENTS:

Hempfield Township Planning Commission Chairman Bill Utzman stepped down from the meeting and recused himself from any action regarding the Odin View Apartments site plan. Mr. Benton, Vice-Chairman of the Hempfield Township Planning Commission, took over conducting the meeting.

Mr. Erik Spiegel, engineer, Westmoreland County Housing Authority represented the Odin View Apartments site plan. He explained that the plan proposes to construct a four (4) story, forty-seven (47) unit affordable senior living apartment building, which currently is where District Magistrate Mansour's

office is situated. Mr. Spiegel advised that the proposed Odin View Apartments is a sister building to the existing South Greengate Commons building and will be very similar in design.

Mrs. Ward asked Solicitor Chris Skoviera whether it would be proper for her to vote on this particular site plan since her mother-in-law, Senator Kim Ward, was involved in helping to secure funding for the project. Solicitor Skoviera advised Mrs. Ward that it would not be considered a conflict of interest in this case.

Mr. Karnash advised that the plan can be forwarded for technical review and returns to the September 5th 2018 Planning Commission meeting.

Motion:

Mrs. Ward made a motion, seconded by Mr. Venzon, to forward for technical review the Odin View Apartments Site Plan No. 20180406. Vote: 5-Yes. 1-Recused – Mr. Utzman. Motion carried.

Hempfield Township Planning Commission Chairman Bill Utzman returned to conducting the meeting from this point forward.

E. PLANS TO BE TECHNICALLY REVIEWED:

EDWARD BARBISH III <i>Edward Barbish III</i> 1125 Lowry Avenue, Jeannette Hempfield Township	SITE PLAN # 20180244 Zoned LC 1 Lot 1.089 Acres
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COMMENTS:

Mr. Dennis Rosatti, Land Surveyor, represented the Edward Barbish III site plan. He commented that the Planning Commission tabled this site plan last month because of the property owner’s possible reconsideration of what was specifically being proposed. Mr. Rosatti clarified that the plan does not add any additional buildings and that it is being submitted as it was originally proposed. He advised the Planning Commission that he made the necessary updates per the technical review comment letter he received from the Township.

Mr. Karnash advised that the Township has not received the updated drawings and therefore, did not have a chance to review them for comments. The options of the Commission, he said, would be to either forward the revised plan for technical review without seeing them this evening or the Commission can table action until next month’s meeting when the plans will be available for review.

The Planning Commission raised the question whether or not a ninety (90) day time waiver would be necessary should the site plan be tabled.

Motion:

Mr. Anderson made a motion, seconded by Mrs. Ward, to table the Edward Barbish III Site Plan No. 20180244 until the Planning Commission can review the updated plans. 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. Karnash advised that the applicant requested the Best Choice Trailers site plan be tabled until next month because the applicant is still awaiting approval from the Conservation District, stormwater management, and a driveway permit.

Motion:

Mrs. Ward made a motion, seconded by Mr. Anderson, to table the Best Choice Trailers Site Plan No. 20170394 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. Mike Misak of Enercon Services, Inc., represented the Westmoreland Mall Parcel C subdivision plan. He advised that the only outstanding item from the technical review letter is approval from the Municipal Authority of Westmoreland County because they requested additional information. He said that the plan is for two (2) commercial restaurants.

Motion:

Mrs. Ward made a motion, seconded by Mr. Tatano, to recommend approval of the Westmoreland Mall Parcel Subdivision Plan No. 20180154 contingent upon approval from the Municipal Authority of Westmoreland County. Vote: 6-Yes. Motion carried.

**DURA-METAL PRODUCTS CORP.
BUILDING ADDTN./PARKING EXP.***Joseph B. Freiland*

1552 Arona Road, Irwin

Hempfield Township

SITE PLAN # 20180310

Zoned LI

1 Lot

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 advised that the revised site plan addresses all but two(2) items on the technical review comment letter which is stormwater management approval and NPDES/erosion and sedimentation control permit from the County.

Motion:

Mr. Benton made a motion, seconded by Mr. Anderson, to recommend approval of the Dura-Metal Products Corporation Building Addition/Parking Expansion Site Plan No. 20180310 contingent upon stormwater management approval and NPDES/erosion and sedimentation control permit from the Westmoreland County Conservation District. Vote: 6-Yes. Motion carried.

ZILKA & COMPANY, LLC

NEW FACILITY

Philip S. Zilka, Jr.

270 Ligonier Dr., Hunker

Hempfield Township

SITE PLAN # 20180311

Zoned LI

1 Lot

13.076 Acres

COMMENTS:

Mr. Alex Lapinsky of H.F. Lenz Company represented the Zilka & Company, LLC site plan. He advised that the revised site plan addresses all but two(2) items on the technical review comment letter which is stormwater management approval and co-permittee for the Highway Occupancy Permit.

Motion:

Mrs. Ward made a motion, seconded by Mr. Venzon, to recommend approval of the Zilka & Company, LLC Site Plan No. 20180311 contingent upon stormwater management approval and co-permittee for the Highway Occupancy Permit. 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 advised that the revised subdivision addresses all of the items in the technical review comment letter. However, he said he saw where Note No. 7, "The purpose of this subdivision is to subdivide the lot (Parcel "2") with the house on it..." needs corrected to Parcel "1".

Motion:

Mr. Venzon made a motion, seconded by Mr. Benton, to recommend approval of the Estate of Louise R. Karle Subdivision Plan No. 20180313 contingent upon correcting Note No. 7 from where it states the purpose of this subdivision should state Parcel 1 and not Parcel 2. 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. John Heyl of Lennon, Smith, Souleret Engineering, Inc. represented the GetGo #3094 Hempfield site plan. He advised that the only outstanding items from the Township's technical review comment letter include NPDES, stormwater management approval, Highway Occupancy Permits from both PennDot and Westmoreland County, and receipt of a letter from the Municipal Authority of Westmoreland County stating that only two (2) edus are required and not seven (7).

Mr. Karnash advised that the outstanding items are erosion and sedimentation control, stormwater management approval, NPDES, MAWC, and Highway Occupancy Permits.

Motion:

Mrs. Ward made a motion, seconded by Mr. Anderson, to recommend approval of the GetGo #3094 Site Plan No. 20180314 contingent upon erosion and sedimentation control approval, stormwater management approval, NPDES, MAWC, and Highway Occupancy Permits. 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 8:19 p.m.

MEETING ADJOURNED 8:19 P.M.

Bill Utzman, Chairman