

# HEMPFIELD TOWNSHIP PLANNING COMMISSION MEETING

September 5, 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 Mr. Bill Bretz

**STAFF PRESENT:** Mr. Dan Schmitt Mr. Chris Skovira  
Mr. Patrick Karnash Ms. Anna Riddle

## B. APPROVAL OF MINUTES:

Mr. Venzon made a motion, seconded by Mr. Benton, to approve the August 1<sup>st</sup>, 2018 Planning Commission meeting minutes as presented. Vote: 6 – 0. Motion carried.

## C. ADMINISTRATIVE PLANS:

<b>1. Kolbosky Consolidation Plan</b> <i>Joseph &amp; Nadine Kolbosky</i> <i>Tax Map No. 50-21-05-0-190 &amp; 249</i>	<b>Subdivision Plan (No. 20180508)</b> <i>Zoned VR</i> <i>Public Sewage</i>
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### COMMENTS:

Representing the plan was Dennis Rosatti, the surveyor on this plan. Mr. Rosatti stated the purpose of this plan was to consolidate two (2) separate lots into one, single zoned parcel for the purpose of building a garage. Mr. Schmitt recommended the plan for approval pending the addition of the Township plan number to the plans. Mr. Venzon made a motion, seconded by Mr. Anderson, to approve the plan. Vote: 6 – 0. Motion carried.

<b>2. Krueger-Spencer Subdivision/Consolidation Plan</b> <i>Raymond &amp; Cynthia Krueger</i> <i>Tax Map No. 50-27-12-0-113,114, &amp; 115</i>	<b>Subdivision Plan (No. 20180510)</b> <i>Zoned SR</i> <i>Public Sewage</i>
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### COMMENTS:

Representing the plan was Dennis Rosatti, the surveyor on this plan. Mr. Rosatti stated that the purpose of the plan was to subdivide twelve (12) feet from Lot #52 in the Marrose Plan and attach it to Lot #51, and combine the remainder of Lot #52 with #53 together for the purpose of building a new home. Mr. Schmitt commented that he recommended approval, but verbiage should be added to the plan stating that there was municipal waste found on Lot #52, and that the Township plan number should be added

to the plan. Mr. Venzon made a motion, seconded by Mr. Bretz, to approve the plan. Vote: 6 – 0. Motion carried.

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

<b>1. Lishego Plan</b> <b>James Lishego</b> <b>Tax Map No. 50-37-08-0-014</b>	<b>Subdivision Plan (No. 20180509)</b> <b>Zoned SR</b> <b>Public Sewage</b>
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**COMMENTS:**

Representing the plan was Mr. Ron Regola, the surveyor on this plan. Mr. Regola stated the purpose of this plan was to correct an un-recorded plan that shows two (2) lots under one tax map number. The owners would like to build a new home and garage on Lot #2 and sell Lot #1, and this subdivision recording would establish a new tax map number to do so. 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.

<b>2. Powers Plan of Lots</b> <b>Michael &amp; Janet Powers</b> <b>Tax Map No. 50-31-00-0-222</b>	<b>Subdivision Plan (No. 20180511)</b> <b>Zoned A</b> <b>On-Lot Sewage</b>
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**COMMENTS:**

Representing the plan was Amy Hopkins, the surveyor on this plan. She stated the purpose of the plan was to create two (2) parcels to create a new, buildable lot for their son to build a home. Mr. Schmitt stated he recommended the plan be forwarded for technical review. Mr. Venzon made a motion, seconded by Mr. Anderson, to forward the plan. Vote: 6 – 0. Motion carried.

<b>3. Roth (Vargo) Plan Amended</b> <b>Andrew &amp; Donna Vargo</b> <b>Tax Map No. 50-12-14-0-154</b>	<b>Subdivision Plan (No. 20180506)</b> <b>Zoned NC</b> <b>Public Sewage</b>
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**COMMENTS:**

Representing the plan was Bob Deglau, the surveyor on this plan, and Mike Allen, who is interested in purchasing the property at this location to build a storage building. He stated the purpose of this plan was to re-subdivide a previously recorded subdivision done by Mr. Roth when the parcel was sold to Mr. Vargo. The prior plan showed Lot #2 with a note that stated the lot was non-buildable, as well as different zoning classification and set-backs. This new plan will re-identify Lot #2 so that the lot can be sold. Mr. Vargo, the current owner, will retain Lot #1 of the plan. Mr. Schmitt stated there was a meeting to be held to discuss Lenhart Avenue right of ways, as it is not a public road and is owned by the Westmoreland County Housing Authority and permissions may be needed to use it. He recommended the plan for technical review. Mr. Venzon made a motion, seconded by Mr. Anderson, to forward the plan. Vote: 5 – 0 – 1 abstain (Utzman). Motion carried.

<b>4. Vargo Accelerated Storage Plan</b> <b>Andrew &amp; Donna Vargo</b> <b>Tax Map No. 50-12-14-0-154</b>	<b>Site Plan (No. 20180507)</b> <b>Zoned NC</b> <b>Public Sewage</b>
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**COMMENTS:**

Representing the plan was Bob Deglau, the surveyor on this plan, and Mike Allen, who is interested in purchasing the property at this location to build a storage building. This plan follows the prior mentioned subdivision plan. Mr. Deglau stated the purpose of this plan was to build an indoor storage building for personal use to store a car collection. Mr. Schmitt recommended the plan be forwarded for technical review. Mr. Venzon made a motion, seconded by Mr. Anderson, to forward the plan. Vote: 5 – 0 – 1 abstain (Utzman). Motion carried.

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

<p><b>1. Edward Barbish III Plan</b>  <b>Edward Barbish III</b>  <b>Tax Map No. 50-13-08-0-086</b></p>	<p><b>Site Plan (No. 20180244)</b>  <b>Zoned LC</b>  <b>Public Sewage</b></p>
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**COMMENTS:**

Representing the plan was Mr. Dennis Rosatti, the surveyor on this plan. Mr. Rosatti stated that all five comments provided by the Township had been addressed and are reflected in this plan. Mr. Schmitt agreed and recommended approval of the plan with no contingencies. Mr. Benton made a motion, seconded by Mr. Utzman, to recommend approval of this plan. Vote: 6 – 0. Motion carried.

<p><b>2. Best Choice Trailers Plan</b>  <b>Greg Barrick</b>  <b>Tax Map No. 50-18-00-0-106</b></p>	<p><b>Site Plan (No. 20170394)</b>  <b>Zoned LI</b>  <b>Public Sewage</b></p>
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**COMMENTS:**

There was no one in attendance at the meeting to represent this plan. Mr. Schmitt stated that after the previous plan was technically reviewed, a comment letter with eight (8) comments was sent out and the plan was then re-submitted with several changes. The new submission did not change the layout of the site, but there were changes made to include asphalt paving, a storm water pond, parking spots, exterior lighting, and grading at the site. Mr. Schmitt stated that some of the previous comments were addressed and some were outstanding, however due to these changes there are additional comments to be addressed. He recommended the plan for approval contingent on the following five (5) conditions: 1) approval of a PennDOT Highway Occupancy Permit (H.O.P.) for driveway access to Arona Road, which is pending 2) approval of exterior lighting details by the Township 3) Storm Water Management Plan approval, which has been submitted and is pending 4) designated trailer storage areas on the plan 5) Erosion & Sedimentation (E & S) Control Plan approval from the Conservation District with possible NPDES Earth Disturbance approval from the DEP, which are also pending. Mr. Venzon made a motion, seconded by Mr. Tatano, to recommend approval of the plan pending the five (5) items mentioned. Vote: 6 – 0. Motion carried.

<p><b>3. William &amp; Vicki Yarnell Plan</b>  <b>William &amp; Vicki Yarnell</b>  <b>Tax Map No. 50-20-00-0-169</b></p>	<p><b>Site Plan (No. 20180404)</b>  <b>Zoned LI</b>  <b>Public Sewage</b></p>
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**COMMENTS:**

Representing the plan was Mr. Ron Regola, the surveyor on this plan. Mr. Regola stated he had addressed all staff comments in regards to this plan. He added that he is waiting for Storm Water Management approval from the Conservation District, but he received word that it has been approved and was waiting on the letter. Mr. Schmitt recommended approval of the plan contingent on the receipt

of the Storm Water Management approval. Mr. Anderson made a motion, seconded by Mr. Venzon, to approve the plan. Vote: 6 – 0. Motion carried.

<b>4. Westmoreland Co. Housing Authority Plan No. 1</b> <b>Westmoreland Co. Housing Authority</b> <b>Tax Map No. 50-20-00-0-163</b>	<b>Subdivision Plan (No. 20180405)</b> <b>Zoned RC</b> <b>Public Sewage</b>
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**COMMENTS:**

Representing the plan was Mr. William Utzman with Morris Knowles & Associates, the engineering firm on this plan. Mr. Utzman stated that they have addressed all staff comments on this plan. Mr. Schmitt recommended approval of this plan contingent on the D.E.P. Planning Module. Mr. Venzon made a motion, seconded by Mr. Bretz, to approve the plan pending on the contingency mentioned. Vote: 5 – 0 – 1 abstain (Utzman). Motion carried.

<b>5. Odin View Apartments Plan</b> <b>Westmoreland Co. Housing Authority</b> <b>Tax Map No. 50-20-00-0-163</b>	<b>Site Plan (No. 20180406)</b> <b>Zoned RC</b> <b>Public Sewage</b>
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**COMMENTS:**

Representing the plan was Mr. William Utzman with Morris Knowles & Associates, the engineering firm on this plan. Mr. Utzman stated all of the staff comments provided on this plan had been addressed. Mr. Schmitt recommended approval of this plan contingent on the following four (4) items: the D.E.P. Planning Module, the PennDOT Highway Occupancy Permit approval, the E & S Control Plan approval, and Storm Water Management Plan approval. Mr. Anderson made a motion, seconded by Mr. Venzon, to approve the plan. Vote: 5 – 0 – 1 abstain (Utzman). Motion carried.

F. **NEW BUSINESS:**      None.

G. **OLD BUSINESS:**      None.

H. **ADJOURNMENT:**      Meeting adjourned at 7:50 p.m.

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**William Utzman, Chairman**