

**HEMPFIELD TOWNSHIP PLANNING COMMISSION**

**OCTOBER 3, 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 (Arrived at 7:11 p.m.)  
Mr. Bill Benton  
Mr. John Anderson

**Staff Present:** Mr. Dan Schmitt  
Mr. Chris Skovira  
Mrs. Denise Rosak  
Mr. Patrick Karnash

**B. APPROVAL OF MINUTES:**

Mr. Benton made a motion, seconded by Mr. Anderson, to approve the Planning Commission minutes for September 5, 2018 as presented. Vote: 4-Yes.

**C. ADMINISTRATIVE PLANS:**

<b>LAKE LAGO, INC.</b> <i>Lake Lago, Inc.</i> Alta Vita Drive Hempfield Township	<b>SUBDIVISION #20180574</b> Zoned SR 2 Lost 1.5857 Acres
---	--

**COMMENTS:**

Mr. Arthur Kromel, PLS, represented the Lake Lago, Inc. subdivision plan. He explained that the plan is a side lot addition to the property of John Burns.

Mr. Schmitt said there may be a slight problem due to the fact that Parcel A4 is representing a piece coming off of the Lake, which is considered common ground. The original Lago de Vita was a PRD (Planned Residential Development) with the Lake being common ground. From a legal standpoint, he said, you can't take it out and attach it to one person's property without having the PRD people sign off on it. It originally was a PRD which created lots, roadways, and common ground areas. Mr. Schmitt commented that there has to be a hearing and/or approval in which that PRD ground can be removed from the common ground.

Mr. Burns commented that he did not recall the Lake being part of the common ground but that it was a separate piece of property. He added that there have already been five (5) or six (6) pieces subdivided off of the Lake property already.

Mr. Schmitt recommended approval contingent upon evidence being provided that the Lake is not part of the common ground and adding Hempfield Township Subdivision Plan #20180574 to the plat. If it is determined that the Lake is located in the common ground, the subdivision plan will not proceed any further.

Mr. Anderson asked whether or not there were any deed restrictions on the property. Mr. Kromel said that they would look into that also.

***Motion:***

Mr. Anderson made a motion, seconded by Mr. Benton, to recommend approval at the October 22<sup>nd</sup>, 2018 meeting of the Board of Supervisors contingent upon evidence being provided that the Lake is not part of the common ground; verification of deed restrictions; and adding the Plan #20180574 to the plat. Vote: 4-Yes. Motion carried.

<b>BIONDI</b> <i>Peter Paul Biondi, Jr., Trustee</i> <i>Richard J. Bondi</i> 601 Penn High Park Road Hempfield Township	<b>SUBDIVISION #20180575</b> Zoned A  Lots Acres
---	--

**COMMENTS:**

Mr. Arthur Kromel, PLS, represented the Bondi subdivision plan. He explained that the plan is a side lot addition for a family member.

Mr. Schmitt said that the following updates are needed to the plan: Adding the Hempfield Township Plan #20180575; Adding non-building nomenclature for Parcel A since it is a side lot addition; and signatures of both Peter and Debra Biondi since they are the prospective buyers.

***Motion:***

Mr. Benton made a motion, seconded by Mr. Anderson, to recommend approval at the October 22<sup>nd</sup>, 2018 meeting of the Board of Supervisors for administrative purposes contingent upon adding the Plan #20180575 to the plat; adding non-building nomenclature for Parcel A; and Peter and Debra Biondi, the prospective buyers, signing the plan. Vote: 4-Yes. Motion carried.

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

**WESTMORELAND MALL PARCEL C-1**  
*CBL/Westmoreland, LP*  
SR 30, Adjacent to JC Penney Dept. Store  
Hempfield Township

**SITE PLAN 20180576**  
Zoned RC  
1 Lot  
2.515 Acres

**COMMENTS:**

Mr. Rege Sofranko of Enercon Services, Inc. represented the Westmoreland Mall Parcel C-1 site plan. He explained that the proposed project will be located out front of the JC Penney Department Store – specifically the parking lot that is bordered by Route 30, JC Penney, and the two (2) mall front entrance drives. The purpose of the plan, he said, is to construct a 5,100 square foot building to house a Chipolte anda Blaze Pizza.

Mr. Schmitt noted that this plan is for completeness and recommended it be forwarded for technical review to return to the November 6<sup>th</sup>, 2018 Planning Commission meeting.

*Mrs. Ward arrived at the meeting at 7:11 p.m.*

***Motion:***

Mr. Anderson made a motion, seconded by Mrs. Ward, to forward for technical review the Westmoreland Mall Parcel C-1 Site Plan #20180576. Vote: 5-Yes. Motion carried.

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

**LISHEGO**  
*James Lishego*  
Trouttown Road at Volcano St.  
Hempfield Township

**SUBDIVISION #20180509**  
Zoned SR  
1 Lot  
.625 Acres

**COMMENTS:**

Mr. Ron Regola of Ronald J. Regola & Associates, LLC, represented the Lishego subdivision plan. He commented that all of the recommended changes by Township staff have been addressed.

Mr. Schmitt recommended the plan be approved without any conditions.

***Motion:***

Mrs. Ward made a motion, seconded by Mr. Utzman, to recommend approval of the Lishego Subdivision Plan #20180509 as presented. Vote: 5-Yes. Motion carried.

**POWERS PLAN OF LOTS**  
*Michael & Janet Powers, Sr.*  
830 Middletown Road  
Hempfield Township

**SUBDIVISION #20180511**  
Zoned a  
2 Lots  
12 Acres

**COMMENTS:**

Ms. Amy Hopkins, PLS, of Urban Terrain, LLC, represented the Powers subdivision plan. She explained that the plan is a minor subdivision to create two (2) parcels – one will contain the existing home; the other parcel will be a buildable lot for a family member’s new house. In addition, she noted that the existing home has an existing septic system and well water.

Mr. Schmitt recommended approval of the Powers Plan of Lots Subdivision Plan #20180511 contingent upon DEP and SEO approvals for on-lot septic system.

***Motion:***

Mrs. Ward made a motion, seconded by Mr. Tatano, to ecommend approval of the Powers Plan of Lots Subdivision Plan #20180511 contingent upon DEP and SEO approvals for on-lot septic system. Vote: 5-Yes. Motion carried.

<b>ROTH PLAN AMENDED (VARGO)</b>	<b>SUBDIVISION #20180506</b>
<i>Andrew J. &amp; Donna R. Vargo</i>	Zoned NC
<i>Chris Manges</i>	
Lot 2 Lenhart Ave. at Wendel Rd.	1 Lot
Hempfield Township	1.06 Acres

**COMMENTS:**

Mr. Bob Deglau, PLS, of Allstate Mapping, Inc., represented the Roth Plan Amended (Vargo) subdivision Plan. He advised that all of the recommended changes by Township staff have been addressed.

Mr. Utzman recused himself from participating in the Roth Plan Amended (Vargo) subdivision plan discussion.

***Mr. Benton, vice-chairman, took over conducting the meeting.***

Mr. Schmitt recommended the plan be approved without any conditions.

***Motion:***

Mrs. Ward made a motion, seconded by Mr. Tatano, to recommend approval of the Roth Plan Amended (Vargo) Subdivision Plan #20180506 as presented. Vote: 4-Yes. 1-Recusal-Mr. Utzman. Motion carried.

<b>(VARGO) ACCELERATED STORAGE</b>	<b>SITE PLAN #20180507</b>
<i>Andrew J. &amp; Donna R. Vargo</i>	Zoned NC
<i>Chris Manges</i>	
Lot 2 Lenhart Ave. at Wendel Rd.	1 Lot
Hempfield Township	1.06 Acres

## **COMMENTS:**

Mr. Bob Deglau, PLS, of Allstate Mapping, Inc., represented the (Vargo) Accelerated Storage Site Plan #20180507.

Mr. Utzman recused himself from participating in the (Vargo) Accelerated Storage Site Plan #20180507 discussion.

Mr. Schmitt recommended the plan be approved contingent upon approvals of DEP planning modules; stormwater management; and erosion and sedimentation controls.

### ***Motion:***

Mrs. Ward made a motion, seconded by Mr. Anderson, to recommend approval of the (Vargo) Accelerated Storage Site Plan #20180507 contingent upon approvals of DEP planning modules; stormwater management, and erosion and sedimentation controls. Vote: 4-Yes. 1-Recusal-Mr. Utzman. Motion carried.

**F. NEW BUSINESS:** None

**G. OLD BUSINESS:** None

### **H. ADJOURNMENT:**

Mr. Utzman made a motion to adjourn the Planning Commission meeting at 7:34 p.m.

**MEETING ADJOURNED 7:34 P.M.**

---

Bill Utzman, Chairman