

**HEMPFIELD TOWNSHIP PLANNING COMMISSION**

**JANUARY 2, 2019**

**REGULAR MONTHLY MEETING**

**A. CALL TO ORDER AND APPOINTMENT OF TEMPORARY CHAIRMAN:**

Mr. Utzman, Chairman, called the meeting to order at 7 p.m.

**Members Present:** Mr. Bill Utzman  
Mr. Rick Tatano  
Mrs. Suzanne Ward  
Mr. John Anderson  
Mr. Bill Bretz  
Mr. Bill Benton

**Members Not Present:** Mr. Frank Venzon

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

Mr. Utzman recognized the Township Manager, Jason Winters, as the Temporary Chairman for the purpose of nominating and electing a permanent chairman for 2019.

**B. NOMINATION OF PERMANENT CHAIRMAN:**

Mrs. Ward made a nomination, seconded by Mr. Anderson, for Mr. Utzman as Chairman for 2019.

Mr. Winters asked if there were any other nominations for Chairman. No other nominations were received.

Mr. Benton made a motion, seconded by Mrs. Ward, to close the nominations. Vote: 6-Yes. Motion carried.

**Mr. Utzman took over the meeting as Chairman of the Planning Commission for 2019.**

**C. NOMINATION OF VICE-CHAIRMAN:**

Mr. Utzman made a nomination, seconded by Mr. Anderson, for Mr. Benton as Vice Chairman for 2019. Vote: 6-Yes. Motion carried.

**D. NOMINATION AND APPOINTMENT OF SECRETARY:**

Mrs. Ward made a nomination, seconded by Mr. Utzman, for Mr. Bretz as Secretary for 2019. Vote: 6-Yes. Motion carried.

**E. NOMINATION AND APPOINTMENT OF ASSISTANT SECRETARY:**

Mrs. Ward made a nomination, seconded by Mr. Benton, for Mr. Anderson as Assistant Secretary for 2019. Vote: 6-Yes.

**F. APPROVAL OF MINUTES:**

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

**G. ADMINISTRATIVE PLANS: (None)**

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

<b>WAREHAM PLAN NO. 4</b>	<b>SUBDIVISION 20180700</b>
<i>Wareham Investment Co.</i>	Zoned A
<i>Colleen Rodgers</i>	On-Lot
133 Penn-Adamsburg Rd. at Mobile Home Park	2 Lots
Hempfield Township	27.86 Acres

**COMMENTS:**

Mr. Robert Deglau, PLS, Allstate Land Surveying, represented the Wareham Plan No. 4 Subdivision Plan No. 20180700. Mr. Deglau explained that the purpose of the plan is to add property to the daughter and the son’s existing adjacent properties.

Mr. Schmitt recommended the Wareham Plan No. 4 be forwarded for technical review and comments.

***Motion:***

Mrs. Ward made a motion, seconded by Mr. Bretz, to forward the Wareham Plan No. 4 Subdivision Plan # 20180700 for technical review and comments. Vote: 6-Yes. Motion carried.

<b>DEAN</b>	<b>SUBDIVISION 20180707</b>
<i>Julie Dean</i>	Zoned A
	On-Lot
404 Julie Dean Lane @ SR 3077 Penn Adamsburg Rd.	3 Lots
Hempfield Township	40.958 Acres

**COMMENTS:**

Mr. Ron Regola, Ronald J. Regola & Associates LLC, represented the Dean Subdivision Plan No. 20180707. Mr. Regola explained that the property is the location of J & T Welding, which is a welding and machine shop. He said the purpose of the plan is to separate the house from the business metal building and to create three (3) lots. In addition, he told the Planning Commission that the plan will also be before the Hempfield Township Zoning Hearing Board on January 15<sup>th</sup>, 2019 for variance considerations for sideyards.

Mr. Schmitt asked Mr. Regola about the application showing Rocky and Salvatore Dean on the plan but indicates subdivided to be William Sullivan Junior. Mr. Regola said that this is an error that he will correct. Mr. Schmitt recommended the Dean Subdivision Plan No. 20180707 be forwarded for technical review and comments.

***Motion:***

Mrs. Ward made a motion, seconded by Mr. Anderson, to forward the Dean Subdivision Plan #20180707 for technical review and comments, in addition to correcting the William Sullivan Junior name on the plan to Julie Dean. Vote: 6-Yes. Motion carried.

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

<b>WESTMORELAND MALL PARCEL C-1</b> <i>CBL/Westmoreland, LP</i> SR 30, Adjacent to JC Penney Dept. Store Hempfield Township	<b>SITE PLAN 20180576</b> Zoned RC 1 Lot 2.515 Acres
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**COMMENTS:**

Mr. Karnash advised the Planning Commission that the applicant’s representative, Rege Sofranko of Enercon Services, Inc., requested that the plan be tabled until next month’s meeting.

**J. NEW BUSINESS:**

1. **Citizens’ Comments** – After discussion the Planning Commission decided to invite citizens’ comments or public comments into the record prior to taking formal action on any plans on the agenda from this date forward.
2. **Consideration of Changing Meeting Time** – Mrs. Ward made a motion, seconded by Mr. Anderson to change the regular monthly meeting of the Planning Commission to 6 p.m. instead of 7 p.m. starting in February 2019. Vote: 6-Yes. Motion carried.

**K. OLD BUSINESS:**

<b>HELMETZI</b> <i>Steve &amp; Viola Helmetzi</i> <i>Joyce L. Helmetzi</i> Bunchberry Lane Hempfield Township	<b>SUBDIVISION #20180105</b> Zoned A  Public 1 Lot
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## **COMMENTS:**

Mrs. Joyce Helmetzi represented the Helmetzi Subdivision Plan No. 20180105. She advised the Planning Commission that the original plan was submitted eight (8) to nine (9) months ago and tabled by the Board of Supervisors. Mrs. Helmetzi explained that the revised plan being submitted is to subdivide three (3) lots from the existing parcel instead of the original proposed four (4) lots.

Mr. Schmitt recommended to the Planning Commission that the plan be tabled so that it could be technically reviewed since the revisions were just received over the holidays.

## ***Motion:***

Mrs. Ward made a motion, seconded by Mr. Bretz, to table the Helmetzi Plan #20180105 until next month's Planning Commission meeting on February 6, 2019. Vote: 6-Yes. Motion carried.

## **L. ADJOURNMENT:**

Mrs. Ward made a motion, seconded by Mr. Utzman to adjourn the Planning Commission meeting at 7:29 p.m. Vote: 6-Yes. Motion carried.

**MEETING ADJOURNED 7:29 P.M.**

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Bill Utzman, Chairman