

# HEMPFIELD TOWNSHIP PLANNING COMMISSION MEETING

February 6, 2019  
6:00 P.M.

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## 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 6:00 p.m. by Chairman William Utzman.

**MEMBERS PRESENT:**      Mr. William Utzman                      Mr. John Anderson  
   Mr. Richard Tatano                      Mr. Frank Venzon  
   Mrs. Suzanne Ward                      Mr. Bill Bretz

**STAFF PRESENT:**              Mr. Dan Schmitt                      Mr. Jason Winters  
   Mr. Patrick Karnash                      Ms. Anna Riddle

## B. APPROVAL OF MINUTES:

Mr. Utzman made a motion, seconded by Mr. Anderson, to approve the January 2<sup>nd</sup>, 2019 Planning Commission meeting minutes as presented. Vote: 6 – 0. Motion carried.

C. ADMINISTRATIVE PLANS: None.

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

<p><b>1. Robert C. Whisner Prop. Bldg. #3</b> <b>Robert C. Whisner</b> <b>Tax Map No. 50-30-00-0-025</b></p>	<p><b>Site Plan (No. 20190032)</b> <b>Zoned LI</b> <b>On-Lot Sewage</b></p>
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### COMMENTS:

Representing the plan was Mr. Bob Deglau of Allstate Mapping, Inc. and Mr. Robert Whisner. Mr. Degalu stated the purpose of the site plan was for construction of a new facility for light industrial metal and steel fabrication. There were no additional staff comments for this plan. Mrs. Ward made a motion, seconded by Mr. Bretz, to forward the plan for technical review. Vote: 6 – 0. Motion carried.

**2. General Carbide Bldg. #1**  
**General Carbide Corp.**  
**Tax Map No. 50-21-00-0-041**

**Site Plan (No.20190033)**  
**Zoned LI**  
**Public Sewage**

**COMMENTS:**

Representing the plan was Mr. Greg Kourniotis of Mitall Division of KU Resources, Inc. Mr. Kourniotis stated the purpose of the site plan was for construction of a 12,000 sq. ft. building addition attached to the existing General Carbide structure known as Building #1. He added the new addition would be to accommodate new equipment and employees for the plans to expand the business. There were no additional staff comments for this plan. Mr. Anderson made a motion, seconded by Mrs. Ward, to forward the plan for technical review. Vote: 6 – 0. Motion carried.

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

**1. Wareham Plan No. 4**  
**Colleen Rodgers**  
**Tax Map No. 50-13-00-0-006,007, & 178**

**Subdivision Plan (No. 20180700)**  
**Zoned A**  
**On-Lot Sewage**

**COMMENTS:**

Representing the plan was Mr. Bob Degalu of Allstate Mapping, Inc. Mr. Deglau stated the purpose of the plan was to create a separate 1.5 acre parcel, dividing the existing two dwellings from the mobile home park onto their own lot. Mr. Karnash stated he recommended the plan for approval with no contingencies. Mr. Anderson made a motion, seconded by Mr. Bretz, to forward the plan for approval. Vote: 6 – 0. Motion carried.

**2. Dean Subdivision Plan**  
**Julie Dean**  
**Tax Map No. 50-13-00-0-010,011,012**

**Subdivision Plan (No. 20180707)**  
**Zoned A**  
**On-Lot Sewage**

**COMMENTS:**

This plan was tabled.

**3. Westmoreland Mall Parcel C-1**  
**CBL/Westmoreland, LP**  
**Tax Map No. 50-22-00-0-206**

**Site Plan (No. 20180576)**  
**Zoned RC**  
**Public Sewage**

**COMMENTS:**

This plan was tabled.

**F. NEW BUSINESS:**

**1. Consideration of recommending approval of Jeannette Act 537 Special Study** – Mr. Schmitt explained that this item was for consideration on this agenda due to the fact that there are a few homes situated in Hempfield Township whose sanitary sewer lines flow into and are serviced by the Jeannette Sewage Treatment Plant. He added that due to D.E.P. regulations, a plan study is

to be completed to check for compliance and deficiencies of the storm and sewer systems. All work is to be done in Jeannette and will not affect any of the homes located in Hempfield that are a part of the system. Mr. Schmitt also stated that a copy of the plans are on file a M.A.W.C. for review if anyone would like to review them. He asked the board members to take action on approval of the study. Mr. Anderson made a motion, seconded by Mr. Utzman, to approve the study. Vote: 5 – 0 – 1. Mrs. Ward chose to abstain due to feeling she was un-informed enough to make a decision this evening. Motion carried.

**G. OLD BUSINESS:**

**1. Helmetzi Subdivision Plan (Plan No. 20180105)** - Mr. Karnash stated this plan is still tabled pending the decision of the Zoning Hearing Board.

**H. ADJOURNMENT: Meeting adjourned at 6:22 p.m.**

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**William Utzman, Chairman**