

**HEMPFIELD TOWNSHIP PLANNING COMMISSION**

**MARCH 6, 2019**

**REGULAR MONTHLY MEETING**

**A. CALL TO ORDER:**

Mr. Utzman, Chairman, called the meeting to order at 6 p.m.

**Members Present:** Mr. Bill Utzman  
Mr. Rick Tatano  
Mr. Bill Bretz

Mr. Bill Benton  
Mrs. Suzanne Ward

**Staff Present:** Mr. Dan Schmitt  
Mr. Chris Skovira  
Mr. Jason Winters

Mrs. Denise Rosak  
Mr. Patrick Karnash

**B. APPROVAL OF MINUTES:**

Mr. Benton made a motion, seconded by Mr. Tatano, to approve the Planning Commission minutes for February 6, 2019 as presented. Vote: 5-Yes.

**C. ADMINISTRATIVE PLANS:**

**PET HAVEN CEMETERY  
CONSOLIDATION PLAN**  
*Scott S. Valerio*  
Route 136  
Hempfield Township

**SUBDIVISION #20190070**  
Zoned SR  
2 Lots

**COMMENTS:**

Mr. Dennis Rosatti, P.L.S., represented the Pet Haven Cemetery Consolidation plan. He explained that the purpose of the plan is to consolidate the two (2) parcels into one (1) parcel.

Mr. Schmitt recommended to the Planning Commission that the plan be approved contingent upon the addition of the non-building nomenclature for the property being added on.

***Motion:***

Mrs. Ward made a motion, seconded by Mr. Tatano, to recommend approval of the Pet Haven Cemetery Consolidation Plan #20190070 to the Board of Supervisors contingent upon the addition of the non-building nomenclature for the property being added on. Vote: 5-Yes. Motion carried.

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

**MONTROSE**

*Amy Kunkle*

Highland Avenue, near Manor, PA

Hempfield Township

**SUBDIVISION #20190069**

Zoned A

2 Lots

4.832 Acres

**COMMENTS:**

Mr. Dennis Rosatti, P.L.S., represented the Montrose subdivision plan. He explained that the purpose of the plan is to create one (1) new buildable lot for Mr. Montrose's daughter for a single-family residence.

Mr. Karnash recommended to the Planning Commission that the plan be forwarded for technical review by the staff.

***Motion:***

Mr. Benton made a motion, seconded by Mr. Bretz, to forward the Montrose Plan #20190069 for technical review by the staff. Vote: 5-Yes. Motion carried.

**WESTINGHOUSE ELECTRIC CO./**

**SUNRISE ENERGY LLC**

*David Hommrich, Sunrise Energy*

559 Hunker Waltz Mill Rd., New Stanton

Hempfield Township

**SUBDIVISION #20190067**

Zoned LI

1 Lot

26.7 Acres

**COMMENTS:**

Mr. David Hommrich of Sunrise Energy LLC represented the Westinghouse Electric Co./Sunrise Energy LLC subdivision plan. He explained that the purpose of the plan is to create a new parcel out of the 326.7 acres of Westinghouse property. The new lot, he said, which will be 12.5 acres, will be for a solar panel field.

Mr. Karnash recommended to the Planning Commission that the plan be forwarded for technical review by the staff.

***Motion:***

Mrs. Ward made a motion, seconded by Mr. Tatano, to forward the Westinghouse Electric Co./Sunrise Energy LLC Plan #20190067 for technical review by the staff. Vote: 5-Yes. Motion carried.

**HEMPFIELD TOWNSHIP SOLAR PARK**

*David Hommrich, Sunrise Energy*  
 Hunker Waltz Mill Rd., New Stanton  
 Hempfield Township

**SITE PLAN #20190068**

Zoned LI  
 1 Lot  
 12.58 Acres

**COMMENTS:**

Mr. David Hommrich of Sunrise Energy LLC represented the Hempfield Township Solar Park site plan. He explained that the purpose of the plan is to create a solar panel facility.

Mr. Schmitt asked Mr. Hommrich how high the solar units are off of the ground. Mr. Hommrich said that the solar units are 6 ½ feet to 7 feet off of the ground. Mr. Schmitt asked Mr. Hommrich whether or not there would be any glare from the solar panels. Mr. Hommrich responded that it is a special kind of glass that does not glare and would not require slats or mesh on the proposed fence.

Mr. Karnash recommended to the Planning Commission that the plan be forwarded for technical review by the staff.

***Motion:***

Mrs. Ward made a motion, seconded by Mr. Benton, to forward the Hempfield Township Solar Park Site Plan #20190068 for technical review by the staff. Vote: 5-Yes. Motion carried.

**E. PLANS TO BE TECHNICALLY REVIEWED:****ROBERT C. WHISNER PROP. BLDG. 3**

*Robert C. Whisner*  
 371 Middletown Road  
 Hempfield Township

**SITE PLAN 20190032**

Zoned LI  
 1 Lot  
 3.46 Acres

**COMMENTS:**

Mr. Robert Deglau, PLS, of Allstate Mapping, Inc., represented the Robert C. Whisner Prop. Bldg. 3 site plan. He advised the Planning Commission that all of the concerns in the technical review comment letter from the Township have been addressed.

Mr. Karnash advised the Planning Commission to recommend approval of the Robert C. Whisner Prop. Bldg. 3 site plan contingent upon the stormwater management and erosion and sedimentation control approvals.

***Motion:***

Mrs. Ward made a motion, seconded by Mr. Bretz, to recommend approval of the Robert C. Whisner Prop. Bldg. 3 Site Plan #20190032 contingent upon the approvals of stormwater management and erosion and sedimentation controls. Vote: 5-Yes. Motion carried.

**GENERAL CARBIDE BUILDING #1***General Carbide Corp.*

1172 Garden St., Greensburg

Hempfield Township

**SITE PLAN #20190033**

Zoned LI

1 Lot

14.08 Acres

**COMMENTS:**

Mr. Lenny White of the Mitall Division of KU Resources, Inc. represented the General Carbide Building #1 site plan. He explained that the plan is to construct a 12,000 square foot building addition at the location of the existing General Carbide facility known as Building #1. He noted to the Planning Commission that the outstanding items include stormwater management, erosion and sedimentation control, Municipal Authority of Westmoreland County and Department of Environmental Protection. Mr. White also advised that in regards to an exterior lighting details plan, there are no new lights proposed except for wall packs; the existing parking lot to the west will remain as is; the parking spaces allotted exceed the requirements, in addition to adding two (2) handicapped spaces in the front; the height of the building will be 44 feet 3 inches; and the new addition will be tied into the existing fire suppression and sprinkler system. He further advised the Planning Commission that added to the plan is access around the back of the building for emergency vehicles.

Mr. Karnash recommended to the Planning Commission that the plan be approved contingent upon stormwater management, erosion and sedimentation control, Municipal Authority of Westmoreland County and Department of Environmental Protection approvals.

***Motion:***

Mrs. Ward made a motion, seconded by Mr. Tatano, to recommend approval of the General Carbide Building #1 Site Plan #20190033 contingent upon approval of stormwater management, erosion and sedimentation control, Municipal Authority of Westmoreland County and Department of Environmental Protection. Vote: 5-Yes. Motion carried.

**DEAN***Julie Dean*

404 Julie Dean Lane @ SR 3077 Penn Adamsburg Rd.

Hempfield Township

**SUBDIVISION 20180707**

Zoned A

3 Lots

40.958 Acres

**COMMENTS:**

Mr. Ronald Regola of Ronald J. Regola & Associates LLC represented the Dean subdivision plan. He advised the Planning Commission that this plan was tabled at last month's meeting awaiting a decision by the Hempfield Township Zoning Hearing Board. Mr. Regola said that the Zoning Hearing Board approved the requests for variances, which have been noted on the plan.

Mr. Karnash advised the Planning Commission to recommend approval of the Dean subdivision plan without any contingencies.

***Motion:***

Mr. Bretz made a motion, seconded by Mr. Tatano, to recommend approval of the Dean Subdivision Plan #20180707 without any contingencies. Vote: 5-Yes. Motion carried.

<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. Rege Sofranko, P.E., of Brandon Rumbaugh Solutions FKA Enercon Services, Inc. FKA Tri-County Engineering represented the Westmoreland Mall Parcel C-1 site plan. He advised the Planning Commission that this plan was previously subdivided earlier in the year. Furthermore, he said, a land development plan was submitted back in September 2018 for a single building with two (2) tenants. However, he advised, one (1) of the tenant’s lease fell through. Therefore, Mr. Sofranko, said a revised site plan is being submitted for a stand alone Chipolte building.

Mr. Karnash advised the Planning Commission that since the nature of the site plan has changed, he recommended the plan be resubmitted for technical review.

***Motion:***

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

**F. OLD BUSINESS:**

<b>HELMETZI PLAN</b> <i>Joyce L. Helmetzi</i> Hempfield Township	<b>SUBDIVISION 20180105</b> Zoned A 1 Lot
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**COMMENTS:**

Mr. Karnash advised the Planning Commission that Pilston Surveying Inc. requested that the Helmetzi Subdivision Plan #20180105 be tabled until the April 3, 2019 meeting until it can be determined whether or not variances will be required.

**G. NEW BUSINESS:** None

**H. ADJOURNMENT:**

Mrs. Ward made a motion, seconded by Mr. Bretz to adjourn the Planning Commission meeting at 6:31 p.m. Vote: 5-Yes. Motion carried.

**MEETING ADJOURNED 6:31 P.M.**

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Bill Utzman, Chairman