

# HEMFIELD TOWNSHIP PLANNING COMMISSION

APRIL 3, 2019

6 P.M.

Members Present: Mr. Frank Venzon Mrs. Suzanne Ward  
Mr. Rick Tatano Mr. Bill Utzman  
Mr. Bill Bretz

Staff Present: Mr. Patrick Karnash Mr. Dan Schmitt  
Mr. Chris Skovira Mrs. Callie Krueger  
Mr. Jason Winters

## A. CALL TO ORDER

The regularly scheduled 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, Mr. Bill Utzman.

## B. APPROVAL OF MINUTES:

1. **March 6, 2019** – Mrs. Ward made a motion, seconded by Mr. Venzon to approve the meeting minutes from March 6, 2019. Vote: 5-0. Motion carried.

## C. ADMINISTRATIVE PLANS: NONE

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

### 1. McLaughlin Subdivision On-Lot A

<b>Owner:</b>	Mark McLaughlin	<b>Plan No.</b>	20190082
<b>Applicant:</b>	Mark McLaughlin	<b>Wk.Ord.</b>	20190056
<b>Eng./Surveyor</b>	Barry E. Sakal		
<b>Location:</b>	1018 Cody Rd., Hunker		
<b>Tax Map:</b>	50-38-00-0-087	<b>Acreage</b>	????
<b>Purpose:</b>	Create two (2) new building lots	<b>Lot(s):</b>	2

## COMMENTS

The McLaughlin Subdivision Plan had no representative to explain the purpose of the plan. Mr. Karnash noted that this plan is a proposed subdivision for the creation of two new building lots for future homes. Mr. Utzman stated, for the record, that all plans should have representation.

## MOTION

Mrs. Ward made a motion, seconded by Mr. Venzon to forward the McLaughlin Subdivision Plan to technical review. Vote: 5-0. Motion carried.

**2. Fairfield Estates Phase II****PRD Modification****Public****PRD**

<b>Owner:</b>	PHOCC, LLC			<b>Plan No.</b>	20190118
<b>Applicant:</b>	PHOCC, LLC			<b>Wk.Ord.</b>	N/A
<b>Eng./Surveyor</b>	Jeff Parobek – Brandon Rumbaugh Solutions, LLC				
<b>Location:</b>	Corner of Allenbrooke Drive at Hearthstone Circle				
<b>Tax Map:</b>	50-29-09-0-156 & 163	<b>Acreage</b>	29.395	<b>Lot(s):</b>	2
<b>Purpose:</b>	Requesting adjustment to front yard setback of Lots 158A and 161B from 25 ft. to 20 ft. along the Hearthstone Circle frontage. Request is needed since these lots have three (3) front yards and Hearthstone Circle frontage will effectively act as a side yard due to the positioning of the homes.				

**COMMENTS**

Mr. Jeffrey Parobek of Brandon Rumbaugh Solutions, LLC represented the Fairfield Estates Phase II PRD Modification Plan. He stated that they are requesting a PRD Modification to the front yard setback of Lots 158A and 161B from 25 feet to 20 feet. Mr. Jack Pellis explained that since these lots have three front yards, the planned homes, which are “Paired Villas” cannot fit in the required setbacks and need the modification to accommodate construction. They are experiencing a hardship because two of the units to be constructed already have deposits and the footprint cannot be changed. It was recommended by staff to forward this PRD Modification to the Board of Supervisors.

**MOTION**

Mr. Venzon made a motion, seconded by Mr. Bretz to forward the Fairfield Estates Phase II PRD Modification Plan to the Board of Supervisors for consideration. Vote: 4-0-1 abstain (Ward).

**3. LMJ Partners L.P.****Zoning Change****Public****SR**

<b>Owner:</b>	LMJ Partners, L.P.			<b>Plan No.</b>	20190141
<b>Applicant:</b>	Kacin Companies			<b>Wk.Ord.</b>	N/A
<b>Eng./Surveyor</b>	K.U. Resources, Mitall Division				
<b>Location:</b>	Route 30 at Old Route 30				
<b>Tax Map:</b>	50-22-04-0-020 & 109	<b>Acreage</b>	0.439	<b>Lot(s):</b>	2
<b>Purpose:</b>	Rezone two (2) parcels of land (50-22-04-0-109 & 50-22-04-0-020) both owned by LMJ Partners, L.P. from their current “Suburban Residential Zoning District” into the “Regional Commercial Zoning District” which is the predominate zoning district.				

**COMMENTS**

Mr. Greg Kourniotis of K.U. Resources, Mitall Division represented the LMJ Partners L.P. Zone Change Plan. A request is being made on behalf of LMJ Partners L.P to change the zoning of two parcels, 50-22-04-0-109 and 50-22-04-0-020, from Suburban Residential to Regional Commercial. The purpose of this zone change is to make the parcels consistent with the adjoining properties which are also owned by LMJ Partners, LP. The future intent is to put a new dealership within these newly zoned parcels so this would allow for adequate space and parking. Staff agrees that the zone change is consistent with the zoning scheme of the Township and recommends sending the Zone Change Request to the Board of Supervisors to vote to schedule a hearing.

**MOTION**

Mr. Utzman made a motion, seconded by Mrs. Ward to forward the LMJ Partners, L.P. Zone Change Request to the Board of Supervisors to vote to schedule a hearing. Vote: 5-0. Motion carried.

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

**1. Montrose Subdivision Public A**

<b>Owner:</b>	Jerry L. Montrose	<b>Plan No.</b>	20190069		
<b>Applicant:</b>	Amy Kunkle	<b>Wk.Ord.</b>	20190047		
<b>Eng./Surveyor</b>	Dennis M. Rosatti, P.L.S.				
<b>Location:</b>	Highland Avenue, near Manor, PA				
<b>Tax Map:</b>	50-06-12-0-075	<b>Acreage</b>	4.832	<b>Lot(s):</b>	2
<b>Purpose:</b>	Create one (1) new buildable lot for Mr. Montrose's daughter for a single-family residence.				

**COMMENTS**

Mr. Dennis Rosatti represented the Montrose Subdivision Plan. Review comments were addressed such as adding the Township Plan number and a sewage tap. Currently, a planning module is being completed that needs to go to MAWC and then it will go to Western Westmoreland Municipal Authority for approval.

**MOTION**

Mrs. Ward made a motion, seconded by Mr. Venzon to forward the Montrose Subdivision Plan to the Board of Supervisors for consideration. Vote: 5-0. Motion carried.

**2. Westinghouse Electric Co./ Sunrise Energy LLC Subdivision On-Lot LI**

<b>Owner:</b>	Westinghouse Electric Co., LLC	<b>Plan No.</b>	20190067		
<b>Applicant:</b>	David Hommrich, Sunrise Energy	<b>Wk.Ord.</b>	20190045		
<b>Eng./Surveyor</b>	Laurel Highlands Surveying Co.				
<b>Location:</b>	559 Hunker Waltz Mill Rd., New Stanton				
<b>Tax Map:</b>	50-36-00-0-016	<b>Acreage</b>	26.7	<b>Lot(s):</b>	1
<b>Purpose:</b>	Create a new parcel out of 326.7 acres of Westinghouse property. The new lot is 12.5 acres for a solar panel field.				

**COMMENTS**

There was no representative for the Westinghouse Electric Co./Sunrise Energy LLC Subdivision Plan. Mr. Karnash discussed the items on the comment letter sent to Laurel Highlands Surveying Company. The non-building nomenclature was added to the plan as well as the acreage for the parcels. There was a request for verbiage concerning requirements of acquiring a PennDot Highway Occupancy Permit and there was a note added to the plan, however, it is unclear at this time that the verbiage is correct. Staff recommends approval contingent upon a better labeling of the easement.

**MOTION**

Mrs. Ward made a motion, seconded by Mr. Venzon, to forward the Westinghouse Electric Co./Sunrise Energy LLC Subdivision Plan to the Board of Supervisors contingent upon a better labeling of the easement. Vote: 5-0. Motion carried.

**3. Hempfield Twp. Solar Park Site Plan Public LI**

<b>Owner:</b>	Westinghouse Electric Co., LLC	<b>Plan No.</b>	20190068		
<b>Applicant:</b>	Sunrise Energy, LLC	<b>Wk.Ord.</b>	20190046		
<b>Eng./Surveyor</b>	Laurel Highlands Surveying Company				
<b>Location:</b>	Hunker Waltz Mill Rd., New Stanton				
<b>Tax Map:</b>	50-36-00-0-016	<b>Acreage</b>	12.58	<b>Lot(s):</b>	1
<b>Purpose:</b>	Commercial scale solar power facility				

**COMMENTS**

There was no representative for the Hempfield Township Solar Park Site Plan. Mr. Karnash discussed the items on the comment letter sent to Laurel Highlands Surveying Company. A few of the items have been addressed including the Highway Occupancy Easement. Staff recommends approval contingent upon a letter of exemption for E&S and detail on access.

**MOTION**

Mrs. Ward made a motion, seconded by Mr. Bretz, to forward the Hempfield Township Solar Park Site Plan to the Board of Supervisors contingent upon E&S exemption and the gate detail for access. Vote: 5-0. Motion carried.

**4. Westmoreland Mall Parcel C-1                      Site Plan                      Public                      RC**

<b>Owner:</b>	CBL/Westmoreland, LP			<b>Plan No.</b>	20180576
<b>Applicant:</b>	CBL/Westmoreland, LP			<b>Wk.Ord.</b>	20180391
<b>Eng./Surveyor</b>	Rege Sofranko, P.E., Brandon Rumbaugh Solutions				
<b>Location:</b>	SR 30, Adjacent to JC Penney Dept. Store				
<b>Tax Map:</b>	50-22-00-0-206	<b>Acreage</b>	2.515	<b>Lot(s):</b>	1
<b>Purpose:</b>	Construction of an approximate 2,300 sq. ft. building for 1 restaurant tenant, utilities, and respective infrastructure				

**COMMENTS**

Rege Sofranko of Brandon Rumbaugh Solutions represented the Westmoreland Mall Parcel C-1 Site Plan. This site plan has been adjusted from a proposed 5,100 square foot building for two tenants to 2,300 square feet for one restaurant tenant. Technical Review comments were discussed and all items have been addressed except for Hempfield Township Stormwater Management Approval, E&S Control Plan from the Conservation District, and MAWC for sanitary sewage. There will be two entrances, one for construction only and one for patrons entering the mall. Once construction is complete, the construction only access will remain open for use by the public. Staff recommends approval contingent upon the three outstanding conditions.

**MOTION**

Mrs. Ward made a motion, seconded by Mr. Tatano to forward the Westmoreland Mall Parcel C-1 Site Plan to the Board of Supervisors for final approval contingent upon Stormwater Management Approval, E&S Approval, and sewage. Vote: 5-0. Motion carried.

**F. NEW BUSINESS: NONE**

**G. OLD BUSINESS:**

**1. Helmetzi Plan    Subdivision    Public    A**

<b>Owner:</b>	Steve & Viola Helmetzi			<b>Plan No.</b>	20180105
<b>Applicant:</b>	Joyce L. Helmetzi			<b>Wk.Ord.</b>	20180081
<b>Eng./Surveyor</b>	Pilston Surveying Inc.				
<b>Location:</b>	Bunchberry Lane, Greensburg				
<b>Tax Map:</b>	50-19-00-0-114	<b>Acreage</b>		<b>Lot(s):</b>	1
<b>Purpose:</b>	Divide to move one house ownership to Joyce (daughter)				

**COMMENTS**

There was a request made by the applicant for the Helmetzi Plan to be tabled.

**H. ADJOURNMENT:**

The regularly scheduled meeting of the Hempfield Township Planning Commission was adjourned at 6:34 p.m. by Chairman, Mr. Bill Utzman.

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CHAIRMAN