

HEMPFIELD TOWNSHIP PLANNING COMMISSION

JULY 3, 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
Mr. John Anderson

Staff Present: Mr. Jason Winters
Mr. Chris Skovira

Mrs. Denise Rosak
Mr. Patrick Karnash

B. APPROVAL OF MINUTES:

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

C. ADMINISTRATIVE PLANS: None

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

JOHN M. & MARY JO SILVIS

John M. & Mary Jo Silvis

Across the Road from 546 Baltzer Meyer Pike
Hempfield Township

SUBDIVISION #20190338

Zoned SR

1 Lot

44.4 Acres

COMMENTS:

Mr. Ron Regola of Ronald J. Regola & Associates, LLC, represented the John M. & MaryJo Silvis subdivision plan. He explained that this parcel is to be separated from the original farm – specifically 6.5 acres being subdivided off to create another parcel.

Mr. Karnash advised the Planning Commission that the Township will be asking for wording for Parcel No. 1 to stating that it is to be designated at Agricultural land and therefore, nonbuildable.

Motion:

Mr. Bretz made a motion, seconded by Mr. Anderson, to forward the John M. & MaryJo Silvis Plan #20190338 for technical review by the staff. Vote: 5-Yes. Motion carried.

WEST PT. BOOSTER STATION

Municipal Authority of Westmoreland County

Point View Court

Hempfield Township

SITE PLAN #20190339

Zoned SR

1 Lot

0.14 Acres

COMMENTS:

Mr. Ron Regola of Ronald J. Regola & Associates, LLC, represented the West Point Booster Station site plan. He explained to the Commission that the plan is for a new chlorine booster station to be located by the existing water tower. This is a mandated required by the Department of Environmental Protection. In addition, Mr. Regola said that the is a front yard setback variance request scheduled before the Hempfield Township Zoning Hearing Board on July 9th, 2019.

Mr. Karnash concurred that the Hempfield Township Zoning Hearing Board will be considering the variance request at its up-coming meeting on July 9th, 2019.

Motion:

Mr. Benton made a motion, seconded by Mr. Bretz, to forward the West Point Booster Station Plan #20190339 for technical review by the staff. Vote: 5-Yes. Motion carried.

BLUE MARLIN DEV. PLAT OF SUBDIV.

Carl Reisinger

Pittsburgh Street – Enterprise Car Rental

Hempfield Township

SUBDIVISION #20190342

Zoned RC

2 Lots

5.249 Acres

COMMENTS:

Mr. Carl Reisinger of Blue Marlin Development represented the Blue Marlin Dev. Plat of Subdivision plan. He explained that the purpose of the plan is to create two (2) lots out of the 1.25 acre parcel. Currently, Mr. Reisinger stated that Lot No. 1 is 907 East Pittsburgh Street, which is the site of the Enterprise Car Rental facility. In addition, he said the proposed Lot No. 2 may possibly be a Safelite Auto Glass window repair.

Mr. Karnash advised the Commission that there was a variance for the lot width at the building line granted by the Zoning Hearing Board for this plan.

Motion:

Mr. Bretz made a motion, seconded by Mr. Anderson, to forward the Blue Marlin Development Plat of Subdivision Plan #20190342 for technical review by the staff. Vote: 5-Yes. Motion carried.

E. PLANS TO BE TECHNICALLY REVIEWED:

GENERAL CARBIDE BUILDING #4*General Carbide Corp.*

111 Garden Street

Hempfield Township

SITE PLAN 20190277

Zoned LI

1 Lot

7.86 Acres

COMMENTS:

Mr. Greg Kourniotis of K.U. Resources, Mitall Division, represented the General Carbide Building #4 site plan. He advised the Planning Commission that the plan proposes a building in the rear of the current site and two (2) loading docks, trash enclosures, as well as turning areas for the trucks. In addition, Mr. Kourniotis said that it is intended to expand the detention basin, which will minimize the water going into that area and help to alleviate any extra water to the adjacent property.

Mr. Karnash recommended to the Planning Commission that the site plan be approved contingent upon (1) Verification of the stormwater easement to the adjoining property; (2) Erosion and sedimentation control; (3) Hempfield Township stormwater management; and (4) Depicting on the plat the 360 degree access for emergencies to the building.

Motion:

Mr. Benton made a motion, seconded by Mr. Anderson, to recommend approval of the General Carbide Building #4 Site Plan #20190277 contingent upon the conditions cited above by Mr. Karnash. Vote: 5-Yes. Motion carried.

SMAIL COLLISION CENTER BLDG. ADTN.*Clarence B. Jr. & James A. Smail*

5041/5042 Route 30

Hempfield Township

SITE PLAN 20190278

Zoned RC

1 Lot

7.08 Acres

COMMENTS:

Mr. Greg Kourniotis of K.U. Resources, Mitall Division, represented the Smail Collision Center Building Addition site plan. He explained that this site plan proposes an expansion of the existing building at Smail Collision Center.

Mr. Karnash advised the Planning Commission to recommend approval of the site plan contingent upon (1) Erosion and sedimentation; (2) Hempfield Township stormwater management; (3) Receipt of a letter from the Municipal Authority of Westmoreland County/DEP that there is the appropriate number of taps or that they won't need anything additional.

Motion:

Mr. Anderson made a motion, seconded by Mr. Tatano, to recommend approval of the Smail Collision Center Building Addition Site Plan #20190278 contingent upon the conditions cited above by Mr. Karnash. Vote: 5-Yes. Motion carried.

F. OLD BUSINESS: None

G. NEW BUSINESS: None

H. ADJOURNMENT:

Mr. Utzman made a motion, seconded by Mr. Benton, to adjourn the Planning Commission meeting at 6:20 p.m. Vote: 5-Yes. Motion carried.

MEETING ADJOURNED 6:21 P.M.

Bill Utzman, Chairman