



PLANNING COMMISSION MONTHLY PUBLIC MEETING

FEBRURAY 5, 2020 | 6:00 pm

A. CALL TO ORDER & PLEDGE OF ALLEGIANCE

B. CITIZENS COMMENTS

C. APPROVAL OF MINUTES

1. Consideration to Approve the Minutes from the January 2, 2020 Hempfield Township Planning Commission Monthly Meeting

D. ADMINISTRATIVE PLANS

PLAN INFORMATION	PLAN TYPE	SEWAGE	ZONING	ACTION TAKEN
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1. Held	Subdivision	Public	SR	
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Owner:	Jonathan Held			Plan No.	20200032
Applicant:	Jonathan Held			Wk.Ord.	20200017
Eng./Surveyor	Ronald J. Regola & Associates				
Location:	Ridge Road & Pellis Road				
Tax Map:	50-22-09-0-004 & 005	Acreage	7.03	Lot(s):	2
Purpose:	Adding property to 50-22-09-0-005				

2. Scamardi-Colinear	Subdivision	Public	SR	
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Owner:	Gino Scamardi			Plan No.	20200033
Applicant:	Gino Scamardi			Wk.Ord.	20200018
Eng./Surveyor	Ronald J. Regola & Associates				
Location:	230 Jacobs Way & 919 Clayton Street				
Tax Map:	50-20-16-0-198 & 162	Acreage	1.284	Lot(s):	2
Purpose:	Adding property to 50-20-16-0-162				

3. Pavetti-Henkel Consolidation	Subdivision	Public	SR	
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Owner:	Cheryl A. Henkel & Deborah S. Pavetti			Plan No.	20200034
Applicant:	Cheryl A. Henkel & Deborah S. Pavetti			Wk.Ord.	20200018
Eng./Surveyor	Dennis M. Rosatti, P.L.S.				
Location:	SR 130 at or near the Greensburg Country Club				
Tax Map:	50-15-01-0-101	Acreage	0.570	Lot(s):	2
Purpose:	Consolidate Lots 33 and 34 to create one buildable parcel				

PLAN INFORMATION	PLAN TYPE	SEWAGE	ZONING	ACTION TAKEN
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4. Cecchi-ROAM Adjoiner Plan

Subdivision

Public

RC

Owner:	ROAM Holdings, LLC			Plan No.	20200039
Applicant:	ROAM Holdings, LLC			Wk.Ord.	20200027
Eng./Surveyor	Robert Jackson				
Location:	Corner lot at Peters Road and Business Route 66 North				
Tax Map:	50-09-00-0-186	Acreage	7.153	Lot(s):	1
Purpose:	Combining deeds for reverse subdivision of former Lots 186 and 187 to accommodate 2,300 S.F. building addition on former #187 without violating setback of former Lot 186.				

E. PLANS TO BE REVIEWED FOR COMPLETENESS & FORWARDED FOR TECHNICAL REVIEW

PLAN INFORMATION	PLAN TYPE	SEWAGE	ZONING	ACTION TAKEN
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1. Joseph Krivoniak

Subdivision

Public

SR

Owner:	Joseph G. Krivoniak			Plan No.	20200031
Applicant:	Joseph G. Krivoniak			Wk.Ord.	20200015
Eng./Surveyor	Allstate Mapping, Inc.				
Location:	Kintigh Lane and Warwick Lane				
Tax Map:	50-29-00-0-024	Acreage	0.98	Lot(s):	1
Purpose:	Create a vacant buildable lot for single-family				

F. PLANS TO BE TECHNICALLY REVIEWED

PLAN INFORMATION	PLAN TYPE	SEWAGE	ZONING	ACTION TAKEN
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1. McClarran

Subdivision

Public

A or R-1A

Owner:	James B. McClarran			Plan No.	20190744
Applicant:	James B. McClarran			Wk.Ord.	20190530
Eng./Surveyor	Arthur J. Kromel, PLS				
Location:	Hunker-Waltz Mill Road				
Tax Map:	50-36-00-0-033	Acreage	8.1368	Lot(s):	4
Purpose:	Divide the lands of James B. McClarran into four (4) new building lots				

2. Somerset Trust Plan of Lots

Subdivision

Public

RC

Owner:	Somerset Trust Company			Plan No.	20190745
Applicant:	Somerset Trust Company			Wk.Ord.	20190531
Eng./Surveyor	Mark M. Zimmerman, Morris Knowles & Associates				
Location:	859 East Pittsburgh St., Greensburg				
Tax Map:	50-16-13-0-005	Acreage	2.43	Lot(s):	2
Purpose:	Divide existing parcel into two (2) separate lots for a new development				

3. Somerset Trust Plan

Site Plan

Public

RC

Owner:	Somerset Trust Company			Plan No.	20190746
Applicant:	Somerset Trust Company			Wk.Ord.	20190532
Eng./Surveyor	Mark M. Zimmerman, Morris Knowles & Associates				
Location:	859 East Pittsburgh St., Greensburg				
Tax Map:	50-16-13-0-005	Acreage	2.43	Lot(s):	2
Purpose:	Develop site for construction of a regional bank hub office for Somerset Trust Company that includes an integral coffee shop/eatery				

PLAN INFORMATION	PLAN TYPE	SEWAGE	ZONING	ACTION TAKEN
4. Hempfield Potable Water Storage Tank	Site Plan	Public	??	_____

Owner:	Hempfield Area School District		Plan No.	20190747
Applicant:	Municipal Authority of Westmoreland County		Wk.Ord.	2019533
Eng./Surveyor	Ronald J. Regola & Associates, LLC			
Location:	Hempfield Senior High School			
Tax Map:	50-20-00-0-071	Acreage	103.80	Lot(s):
Purpose:	New potable water storage tank; Update existing storm retention pond; New access road to tank			

5. Amicone Plan No. 3	Subdivision	On-Lot	A-1	_____
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Owner:	Lewis C. Amicone III		Plan No.	20190748
Applicant:	Lewis C. Amicone III		Wk.Ord.	20190534
Eng./Surveyor	Robert R. Deglau, PLS, Allstate Mapping, Inc.			
Location:	131 Seanor Church Road near intersection of Wagner Road			
Tax Map:	50-36-00-0-201	Acreage	24.9	Lot(s):
Purpose:	To create a 7.0 acre +/- buildable lot for single family home			

6. Mitchell Plan of Lots No. 3	Subdivision	?	SR	<u>Table Per Applicant</u>
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Owner:	Timothy Mitchell		Plan No.	20190409
Applicant:	Dan A. Dascani, Morris Knowles		Wk.Ord.	20190280
Eng./Surveyor	Troy A. Leighty, Morris Knowles			
Location:	Beech Hills Road			
Tax Map:	50-09-00-0-064	Acreage	11.338	Lot(s): 5
Purpose:	Minor subdivision of lot plan to create 5 lots or less.			

G. OLD BUSINESS

H. NEW BUSINESS

1. Consideration of Scheduling Meeting Time for Planning Commission
2. Consideration of Scheduling Public Work Session Prior to Planning Commission Meeting

I. ADJOURNMENT