

HEMPFIELD TOWNSHIP PLANNING COMMISSION

DECEMBER 5, 2018

REGULAR MONTHLY MEETING

A. CALL TO ORDER:

Mr. Utzman, Chairman, called the meeting to order at 7 p.m.

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

Mr. Bill Benton
Mr. John Anderson

Staff Present: Mr. Dan Schmitt
Mr. Chris Skovira

Mrs. Denise Rosak
Mr. Patrick Karnash

B. APPROVAL OF MINUTES:

Mr. Benton made a motion, seconded by Mr. Anderson, to approve the Planning Commission minutes for November 7, 2018 as presented. Vote: 5-Yes.

C. ADMINISTRATIVE PLANS:

AMY PERKINS CONSOLIDATION

SUBDIVISION #2018074

Amy Perkins

3 Lots

Behind Mary's Tasty Land at SR 66 & Oakford Park Rd. Zoned A
Hempfield Township

COMMENTS:

Mr. Dennis Rosatti, P.L.S., represented the Amy Perkins Consolidation plan. He explained that the purpose of the plan is to consolidate the three (3) lots into one (1) parcel. Mr. Rosatti noted that the intentions of the property owner may be to replace the existing trailer with a modular home; however, it depends on the septic system.

Mr. Schmitt recommended to the Planning Commission that the plan be approved contingent upon the plan number being added and updating TR815 to Oakford Valley Drive. In addition, Mr. Schmitt advised Mr. Rosatti that the Municipal Authority of Westmoreland County is planning a sewer project in this area. He invited Mr. Rosatti to contact his office to see the plans because it may affect where the property owners plan to erect their home.

Motion:

Mr. Benton made a motion, seconded by Mr. Anderson, to recommend approval of the Amy Perkins Consolidation Subdivision Plan #2018074 to the Board of Supervisors contingent upon the Hempfield Township planning number being added to the plat and the correction of TR815 from Mollick Drive to Oakford Valley Drive. Vote: 5-Yes. Motion carried.

D. PLANS TO BE REVIEWED FOR COMPLETENESS AND FORWARDED FOR TECHNICAL REVIEW: None

E. PLANS TO BE TECHNICALLY REVIEWED:

WESTMORELAND MALL PARCEL C-1 <i>CBL/Westmoreland, LP</i> SR 30, Adjacent to JC Penney Dept. Store Hempfield Township	SITE PLAN 20180576 Zoned RC 1 Lot 2.515 Acres
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COMMENTS:

Mr. Karnash advised the Planning Commission that the applicant’s representative, Rege Sofranko of Enercon Services, Inc., requested that the plan be tabled until next month’s meeting.

Motion:

Mr. Benton made a motion, seconded by Mr. Bretz, to table the Westmoreland Mall Parcel C-1 Site Plan #20180576 as requested by the applicant. Vote: 5-Yes. Motion carried.

NEW STANTON SEWAGE PLANT <i>Municipal Authority of Westmoreland County</i> 157 Penn Valley Road, Hunker Hempfield Township	SITE PLAN #20180632 Zoned A
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COMMENTS:

Mr. Ron Regola of Ronald J. Regola & Associates, LLC, represented the New Stanton Sewage Plant Site Plan. He explained that the plan is for the installation of an equalization tank at the sewage treatment plant in Hunker.

Mr. Schmitt recommended to the Planning Commission that the plan be approved without any contingencies.

Motion:

Mr. Anderson made a motion, seconded by Mr. Bretz, to recommend approval of the New Stanton Sewage Plant Site Plan #20180632 as presented. Vote: 5-Yes. Motion carried.

F. NEW BUSINESS: None

G. OLD BUSINESS: None

H. ADJOURNMENT:

Mr. Anderson made a motion, seconded by Mr. Utzman to adjourn the Planning Commission meeting at 7:02 p.m. Vote: 5-Yes. Motion carried.

MEETING ADJOURNED 7:04 P.M.

Bill Utzman, Chairman