

HEMPFIELD TOWNSHIP PLANNING COMMISSION

MAY 1, 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
John Anderson

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

Mrs. Denise Rosak
Mr. Patrick Karnash

B. APPROVAL OF MINUTES:

Mr. Anderson made a motion, seconded by Mrs. Ward, to approve the Planning Commission minutes for April 3, 2019 as presented. Vote: 6-Yes.

C. ADMINISTRATIVE PLANS:

WOLOSHUN CONSOLIDATION PLAN

Philip S. & Tammy Woloshun
West of 106 Millersdale Rd.
Hempfield Township

SUBDIVISION #20190190

Zoned SR
2 Lot
1.082 Acres

COMMENTS:

Mr. Dennis Rosatti, P.L.S., represented the Woloshun Consolidation plan. He explained that the purpose of the plan is to consolidate the two (2) parcels into one (1) parcel to create one buildable lot for a single family residence in the future.

Mr. Schmitt recommended to the Planning Commission that the plan be approved contingent upon adding the above-referenced plan number to the plat.

Motion:

Mr. Benton made a motion, seconded by Mrs. Ward, to recommend approval of the Woloshun Consolidation Plan #20190190 to the Board of Supervisors contingent upon the addition of the plan number being added on the plan. Vote: 6-Yes. Motion carried.

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

WARREN & SALLY ANN KEMERER

Warren & Sally Ann Kemerer

East of Grange & Millersdale Roads

Hempfield Township

SUBDIVISION #20190191

Zoned A

1 Lot

1.268 Acres

COMMENTS:

Mr. Dennis Rosatti, P.L.S., represented the Warren and Sally Ann Kemerer subdivision plan. He advised that the plan was previously before the Hempfield Township Zoning Hearing Board last month and was granted three (3) separate variances: Side yard setback; Area of Lot #2; and Frontage for Lot #1. Mr. Rosatti said he will include a note on the plan of the variances granted by the Zoning Hearing Board. The purpose of the plan is a two (2) lot subdivision to remedy two (2) single family residences on the same property.

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

Motion:

Mr. Bretz made a motion, seconded by Mrs. Ward, to forward the Warren and Sally Ann Kemerer Plan #20190191 for technical review by the staff. Vote: 6-Yes. Motion carried.

E. PLANS TO BE TECHNICALLY REVIEWED:

MCLAUGHLIN

Mark McLaughlin

1018 Cody Rd., Hunker

Hempfield Township

SUBDIVISION 20190082

Zoned A

2 Lots

COMMENTS:

Mr. Mark McLaughlin represented the McLaughlin subdivision plan. He advised the Planning Commission that all of the concerns in the technical review comment letter from the Township have been addressed except the planning module approval from SEO and DEP.

Mr. Karnash advised the Planning Commission to recommend approval of the McLaughlin subdivision plan contingent upon SEO/DEP planning module approval.

Motion:

Mr. Benton made a motion, seconded by Mrs. Ward, to recommend approval of the Mark McLaughlin Subdivision Plan #20190082 contingent upon SEO/DEP planning module approval. Vote: 6-Yes. Motion carried.

F. OLD BUSINESS:

HELMETZI PLAN

Joyce L. Helmetzi

Bunchberry Lane, Greensburg

Hempfield Township

SUBDIVISION 20180105

Zoned A

1 Lot

COMMENTS:

Mr. Scott Pilston of Pilston Surveying Inc. represented the Helmetzi subdivision plan. He advised that the purpose of the plan is to create a three (3) lot subdivision to remedy the existing three (3) existing homes on one tax parcel. Mr. Pilston noted that all of the technical review comments from the Township have been addressed.

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

Motion:

Mrs. Ward made a motion, seconded by Mr. Tatano, to recommend approval of the Helmetzi Subdivision Plan #20180105 as presented. Vote: 6-Yes. Motion carried.

G. NEW BUSINESS: None

H. ADJOURNMENT:

Mrs. Ward made a motion, seconded by Mr. Utzman to adjourn the Planning Commission meeting at 6:16 p.m. Vote: 6-Yes. Motion carried.

MEETING ADJOURNED 6:16 P.M.

Bill Utzman, Chairman