

COMMENTS

Mr. Dennis Rosatti represented the Ricketson-Adams Subdivision Plan. It was explained that a driveway exists on both parcels and the purpose of the plan is to subdivide a small triangular piece from the Adams property to the Ricketson property to incorporate the encroachment of the driveway.

MOTION

Mrs. Ward made a motion, seconded by Mr. Venzon to forward the Ricketson-Adams Subdivision Plan to the Board of Supervisors for final approval contingent upon adding the plan number and the before and after acreage for the lots to the plan. Vote: 4-0. Motion carried.

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

<u>PLAN INFORMATION</u>	<u>PLAN TYPE</u>	<u>SEWAGE</u>	<u>ZONING</u>
1. General Carbide Building #4	Site Plan	Public	LI
Owner:	General Carbide Corp.	Plan No.	20190277
Applicant:	General Carbide Corp.	Wk.Ord.	20190175
Eng./Surveyor	L. White, Mitall Division of KU Resources, Inc.		
Location:	1181 Garden Street, Greensburg		
Tax Map:	50-20-00-0-168	Acreage	7.86
Purpose:	Construction of a 14,000 sq. ft. and 6,000 sq. ft. building additions at the location of existing General Carbide facility known as Building #4		
		Lot(s):	1

COMMENTS

Mr. Greg Kourniotis of K.U. Resources, Mitall Division represented the General Carbide Building #4 Site Plan. The purpose of the plan is to add two additions to an existing building. The staff discussed the following items to be addressed during technical review: the addition of the plan number, the stormwater outlet appears to be over the property line, stormwater and erosion and sedimentation control plan approvals, building height, and emergency vehicle access to entire building. It is the staff's recommended that this plan is forwarded for technical review.

MOTION

Mr. Venzon made a motion, seconded by Mrs. Ward to forward the General Carbide Building #4 Site Plan for technical review. Vote: 4-0. Motion carried.

<u>PLAN INFORMATION</u>	<u>PLAN TYPE</u>	<u>SEWAGE</u>	<u>ZONING</u>
2. Smail Collision Center Bldg. Adtn.	Site Plan	Public	RC
Owner:	Clarence B. Jr. & James A. Smail	Plan No.	20190278
Applicant:	Kacin Companies	Wk.Ord.	20190176
Eng./Surveyor	L. White, Mitall Division of KU Resources, Inc.		
Location:	5041/5042 Route 30, Greensburg		
Tax Map:	50-22-04-0-007	Acreage	7.08
Purpose:	Construction of a 6,125 s.f. automotive collision building addition onto the existing Smail Automotive Collision Building. The expansion will include additional service bays within the expansion. The existing ADA parking spaces will not be affected with this building addition.		
		Lot(s):	1

COMMENTS

Mr. Greg Kourniotis of K.U. Resources, Mitall Division represented the Smail Collision Center Building Addition Site Plan. The purpose of the plan is for a proposed addition of an automotive collision building to an existing Smail Collision Building. The staff discussed the following items to be addressed during technical review: the addition of the township plan number, stormwater and erosion and sedimentation control plan approvals, parking calculations for the new area, MAWC/DEP sewage approval or a letter stating there is no need for new taps, building height, and

determine if the existing metal shed will be razed or remain. It is the staff's recommendation to forward the plan for technical review.

MOTION

Mr. Bretz made a motion, seconded by Mrs. Ward to forward the Smail Collision Center Building Addition Site Plan for technical review. Vote: 4-0. Motion carried.

E. PLANS TO BE TECHNICALLY REVIEWED:

<u>PLAN INFORMATION</u>	<u>PLAN TYPE</u>	<u>SEWAGE</u>	<u>ZONING</u>
1. Warren & Sally Ann Kemerer	Subdivision	Public	A
Owner:	Warren and Sally Ann Kemerer	Plan No.	20190191
Applicant:	Warren & Sally Ann Kemerer	Wk.Ord.	20190109
Eng./Surveyor	Dennis M. Rosatti, P.L.S.		
Location:	400' East of the Intersection of Grange Road & Millersdale Road		
Tax Map:	50-20-00-0-010	Acreage	1.268
Purpose:	To put each single family residence on its own separate parcel.		
		Lot(s):	1

COMMENTS

Mr. Dennis Rosatti represented the Warren & Sally Ann Kemerer Subdivision Plan. He noted that all of the items from the comment letter were addressed. It is the staff's recommendation to forward for final approval.

MOTION

Mr. Venzon made a motion, seconded by Mr. Bretz to forward the Warren & Sally Ann Kemerer Subdivision Plan to the Board of Supervisors for final approval. Vote: 4-0. Motion carried.

F. NEW BUSINESS – NONE

G. OLD BUSINESS – NONE

H. ADJOURNMENT

The regularly scheduled meeting of the Hempfield Township Planning Commission was adjourned at 6:15 p.m. with a motion made by Mrs. Ward and seconded by Mr. Bretz. Vote: 4-0. Motion carried.

CHAIRMAN