

**HEMFIELD TOWNSHIP PLANNING COMMISSION****AUGUST 7, 2019****6 P.M.**

Members Present: Mr. Bill Utzman Mrs. Suzanne Ward  
 Mr. Jay Anderson Mr. Bill Bretz  
 Mr. Rick Tatano Mr. Bill Benton

Staff Present: Mr. Patrick Karnash Mr. Dan Schmitt  
 Mr. Chris Skovira Mrs. Callie Krueger

**A. CALL TO ORDER**

The regularly scheduled meeting of the Hempfield Township Planning Commission held at the Hempfield Township Municipal Building was called to order at 6:00 pm by Chairman, Mr. Bill Utzman.

**B. PLEDGE OF ALLEGIANCE****C. APPROVAL OF MINUTES**

- 1. July 3, 2019** – Mrs. Ward made a motion to approve the July 3, 2019 Planning Commission meeting minutes, seconded by Mr. Benton. Vote: 6-0. Motion carried.

**D. ADMINISTRATIVE PLANS**PLAN INFORMATIONPLAN TYPESEWAGEZONING**1. DeBernardo-Lopez****Subdivision****On-Lot****A**

<b>Owner:</b>	Anthony and Linda DeBernardo			<b>Plan No.</b>	20190450
<b>Applicant:</b>	Ed Lopez			<b>Wk.Ord.</b>	20190281
<b>Eng./Surveyor</b>	Robert R. Deglau, P.L.S., Allstate Mapping, Inc.				
<b>Location:</b>	265 Russ Moore Rd. and 618 Moores Grove Rd.				
<b>Tax Map:</b>	50-36-00-0-128 & 173	<b>Acreage</b>	57.47	<b>Lot(s):</b>	1
<b>Purpose:</b>	Consolidate lots of record into Lot 2-A (34.08 acres) and Lot 3 (16.73 Acres) and residual tract 2-B (6.66 Acres) is non-buildable.				

**COMMENTS**

Mr. Robert Deglau of Allstate Mapping, Inc. represented the DeBernardo-Lopez Subdivision Plan. He explained that Mr. Ed Lopez would be purchasing land from Mr. DeBernardo to add to an existing parcel. Tract 2-B would remain with Mr. DeBarnardo and as non-buildable. It is the staff's recommendation to forward this plan to the Board of Supervisors for final approval contingent upon the addition of the Township plan number.

**MOTION**

Mrs. Ward made a motion, seconded by Mr. Anderson to forward the DeBernardo-Lopez Subdivision Plan to the Board of Supervisors for final approval contingent upon the addition of the plan number to the plan. Vote: 6-0. Motion carried.

**2. D. Henry Properties, LLC                      Subdivision                      Public                      SR**

<b>Owner:</b>	D. Henry Properties, LLC (Dennis I. Henry)			<b>Plan No.</b>	20190449
<b>Applicant:</b>	D. Henry Properties, LLC (Dennis L. Henry)			<b>Wk.Ord.</b>	20190279
<b>Eng./Surveyor</b>	Dennis M. Rosatti, P.L.S.				
<b>Location:</b>	Agnes Street at S.R. 3103				
<b>Tax Map:</b>	50-27-04-0-258	<b>Acreage</b>	0.226	<b>Lot(s):</b>	1
<b>Purpose:</b>	To make Lot 39 CREVA buildable lot. It was previously recorded as a non-buildable lot.				

**COMMENTS**

Mr. Dennis Rosatti represented the D. Henry Properties, LLC Subdivision Plan. The purpose of this plan is to remove the non-buildable language from a previously recorded plan to make the lot buildable for one new single family residence. It is the staff's recommendation to forward this plan to the Board of Supervisors for final approval contingent upon the addition of the Township plan number.

**MOTION**

Mrs. Ward made a motion, seconded by Mr. Anderson to forward the D. Henry Properties LLC Subdivision Plan to the Board of Supervisors for final approval contingent upon the addition of the plan number to the plan. Vote: 6-0. Motion carried.

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

**PLAN INFORMATION**

**PLAN TYPE**

**SEWAGE**

**ZONING**

**1. Mitchell Plan of Lots No. 3                      Subdivision                      ?                      SR**

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

**COMMENTS**

Mr. Dan Dascani of Morris Knowles represented the Mitchell Plan of Lots No. 3 Subdivision Plan along with Mr. Tim Mitchell, owner of the property. It was explained that the purpose of this plan is to divide 11.33 acres into four new lots for 3 new houses. Mr. Mitchell stated that public utilities are available for all of the lots. A discussion was held in regards to public sewage and the recording of the plan with Mr. Schmitt explaining that a plan cannot be recorded without the sewage. Mr. Mitchell has already contacted the Municipal Authority to expand a sewage project into his subdivision. It is recommended that this plan is forwarded for technical review.

**MOTION**

Mr. Anderson made a motion, seconded by Mrs. Ward to forward the Mitchell Plan of Lots No. 3 Subdivision Plan for technical review. Vote: 6-0. Motion carried.

**2. Lowe's of Greensburg                      Site Plan                      Public                      RC**

<b>Owner:</b>	Gustine Hempfield Assoc., Ltd.			<b>Plan No.</b>	20190451
<b>Applicant:</b>	Lowe's Home Centers, LLC			<b>Wk.Ord.</b>	20190282
<b>Eng./Surveyor</b>	Todd Simmons, PE, Freeland & Kauffman, Inc.				
<b>Location:</b>	6210 Route 30 West (Hempfield Square)				
<b>Tax Map:</b>	50-14-00-0-124	<b>Acreage</b>	25.84	<b>Lot(s):</b>	2
<b>Purpose:</b>	Designated outdoor sales, storage, and display areas while continuing to provide and exceed the number of parking spaces required by the Hempfield Township Code.				

**COMMENTS**

The Lowe's of Greensburg Site Plan was tabled until the September Planning Commission Meeting at the request of the applicant.

**MOTION**

NONE

**F. PLANS TO BE TECHNICALLY REVIEWED**

<u>PLAN INFORMATION</u>	<u>PLAN TYPE</u>	<u>SEWAGE</u>	<u>ZONING</u>
1. John M. & MaryJo Silvis	Subdivision	On-Lot	SR

<b>Owner:</b>	John M. & MaryJo Silvis	<b>Plan No.</b>	20190338
<b>Applicant:</b>	John M. & MaryJo Silvis	<b>Wk.Ord.</b>	20190214
<b>Eng./Surveyor</b>	Ronald J. Regola & Associates, LLC		
<b>Location:</b>	Across the Road from 546 Baltzer Meyer Pike		
<b>Tax Map:</b>	50-27-00-0-262	<b>Acreage</b>	44.4
<b>Purpose:</b>	50-27-00-0-262	<b>Lot(s):</b>	1
	Create two (2) separate lots		

**COMMENTS**

Mr. Ronald Regola of Ronald J. Regola & Associates, LLC. represented the John M. & MaryJo Silvis Subdivision Plan. The purpose of this plan is to create two separate lots. Mr. Regola noted that all comments from the staff's comment letter have been addressed. These comments were to add an Agricultural note, information for a PennDot Highway Occupancy permit, and the addition of the Township plan number. It is the staff's recommendation to forward the John M. & MaryJo Silvis Subdivision plan to the Board of Supervisors for final approval.

**MOTION**

Mr. Benton made a motion, seconded by Mr. Anderson to forward the John M. & MaryJo Silvis Subdivision Plan to the Board of Supervisors for final approval. Vote: 6-0. Motion carried.

2. West Pt. Booster Station	Site Plan	SR
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<b>Owner:</b>	Municipal Authority of Westmoreland County	<b>Plan No.</b>	20190339
<b>Applicant:</b>	Municipal Authority of Westmoreland County	<b>Wk.Ord.</b>	20190215
<b>Eng./Surveyor</b>	Ronald J. Regola & Associates, LLC		
<b>Location:</b>	Point View Court		
<b>Tax Map:</b>	50-22-00-0-175	<b>Acreage</b>	0.14
<b>Purpose:</b>	50-22-00-0-175	<b>Lot(s):</b>	1
	New chlorine booster station		

**COMMENTS**

Mr. Ronald Regola of Ronald J. Regola & Associates, LLC represented the West Point Booster Station Site Plan. The purpose of this plan is to add a chlorine booster station to the existing site to meet new DEP regulations. Mr. Regola noted that all of the comments from the staff's comment letter were addressed. These comments were ZHB approval for setbacks, E&S approval, and the addition of the Township plan number. It is the staff's recommendation to forward this plan to the Board of Supervisors for final approval.

**MOTION**

Mrs. Ward made a motion, seconded by Mr. Anderson to forward the West Point Booster Station Site Plan to the Board of Supervisors for final approval. Vote: 6-0. Motion carried.

**3. Blue Marlin Dev. Plat of Subdiv. Subdivision Public RC**

<b>Owner:</b>	Carl Reisinger	<b>Plan No.</b>	20190342
<b>Applicant:</b>	Blue Marlin Development	<b>Wk.Ord.</b>	20190217
<b>Eng./Surveyor</b>	Nile J. Barton		
<b>Location:</b>	Pittsburgh Street – Enterprise Car Rental		
<b>Tax Map:</b>	50-16-00-0-060	<b>Acreage</b>	5.249
<b>Purpose:</b>	Minor subdivision creating two (2) lots		

**COMMENTS**

The representative for Blue Marlin Dev. Plat of Subdivision Plan was not available for the meeting due to an emergency. Mr. Karnash explained that the comments were addressed from the staff's comment letter. These comments were to depict all setbacks, show a driveway (a PennDot Right of Way or an access easement), and the addition of the Township plan number. Staff is looking for more clarification on the easement portrayed on the plan however, they also recommend forwarding this plan to the Board of Supervisors for final approval. Vote: 6-0. Motion carried.

**MOTION**

Mr. Bretz made a motion, seconded by Mr. Utzman to forward the Blue Marlin Dev. Plat of Subdivision Plan to the Board of Supervisors for final approval. Vote: 6-0. Motion carried.

**G. NEW BUSINESS**

NONE

**H. OLD BUSINESS**

NONE

**I. ADJOURNMENT**

The regularly scheduled meeting of the Hempfield Township Planning Commission was adjourned at 6:26 pm with a motion made by Mr. Anderson and seconded by Mr. Tatano. Vote: 6-0. Motion carried.

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CHAIRMAN