



PLANNING COMMISSION MONTHLY PUBLIC MEETING

JULY 1, 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 June 3, 2020 Hempfield Township Planning Commission Monthly Meeting

D. ADMINISTRATIVE PLANS

PLAN INFORMATION	PLAN TYPE	SEWAGE	ZONING	ACTION TAKEN
1. Menards – Ramada Inn Redev.	Subdivision	Public	RC	_____
Owner:	Adam Eidemiller, Inc.		Plan No.	20200240
Applicant:	Menard, Inc., c/o Tom O'Neil		Wk.Ord.	20200131
Eng./Surveyor	Steve Cain & Lucas Gardner, Civil Environmental Consulting			
Location:	Sheraton Drive & Ramada Inn Drive			
Tax Map:	50-16-00-0-133, 138, & 313	Acreage	22.383	Lot(s): 1
Purpose:	Menards intends to assemble 3 tax parcels for the purposes of demolishing the existing improvements and constructing a Menards Home Improvement and Building Materials Supply Store			
2. Chatlos Plan	Subdivision	Public	A	_____
Owner:	Robert M. Chatlos & Janet A. Fox Chatlos		Plan No.	20200361
Applicant:	Adam Chatlos		Wk.Ord.	20200198
Eng./Surveyor	Milton Highlands			
Location:	619 Shrader Hollow Rd., New Stanton; ¾ Mi. West of Toll Road 66 on Middletown Road			
Tax Map:	50-26-00-0-242	Acreage	14.823	Lot(s): 1
Purpose:	Adam Chatlos is buying extra ground off his parents; All parties have homes and utilities available; Just a side lot addition from parents to son			
3. Barnes Subdiv. & Consolidation	Subdivision	Public	SR	_____
Owner:	Zane B. Barnes II & Diane Barnes		Plan No.	20200378
Applicant:	Zane B. Barnes II & Diane Barnes		Wk.Ord.	20200129
Eng./Surveyor	Dennis M. Rosatti, P.L.S.			
Location:	Near Bovard ; between Barnhart Road and Braveheart Drive			
Tax Map:	50-16-00-0-162	Acreage	26.30	Lot(s): 1
Purpose:	To create 3 add-on parcels to be attached to the adjoining parcels			

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

PLAN INFORMATION	PLAN TYPE	SEWAGE	ZONING	ACTION TAKEN
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1. Melissa A. Paouncic

Subdivision

Public

SR

Owner:	Melissa A. Paouncic			Plan No.	20200237
Applicant:	Melissa A. Paouncic			Wk.Ord.	20200129
Eng./Surveyor	Dennis M. Rosatti, P.L.S.				
Location:	Corner of Warwick Drive @ Gbg. Mt. Pleasant Road				
Tax Map:	50-29-00-0-058	Acreage	1.264	Lot(s):	1
Purpose:	To create one new buildable lot for a single family residence				

2. Huber Plan of Lots – Revision 1

Subdivision

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Owner:	Michael A. & Mary E. Huber			Plan No.	20200201
Applicant:	Michael A. & Mary E. Huber			Wk.Ord.	20200377
Eng./Surveyor	Michael Misak, PLS, Brandon Rumbaugh Solutions				
Location:	4115 Hubers Lake Road, Hunker				
Tax Map:	50-40-00-0-045 & 010	Acreage	18.446	Lot(s):	1
Purpose:	To subdivide a portion of Lot #1R and a portion of Lot #3R to create Lot#4. This subdivision creates 1 new buildable lot. Lot #1 is a non-buildable lot until sewage planning has been approved by Hempfield Township and PA DEP				

F. PLANS TO BE TECHNICALLY REVIEWED

PLAN INFORMATION	PLAN TYPE	SEWAGE	ZONING	ACTION TAKEN
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1. Menards – Ramada Inn Redev.

Site Plan

Public

RC

Owner:	Adam Eidemiller, Inc.			Plan No.	20200241
Applicant:	Menard, Inc., c/o Tom O'Neil			Wk.Ord.	20200132
Eng./Surveyor	Steve Cain & Lucas Gardner, Civil Environmental Consulting				
Location:	Sheraton Drive & Ramada Inn Drive				
Tax Map:	50-16-00-0-133, 138, & 313	Acreage	22.383	Lot(s):	3
Purpose:	Menards intends to assemble 3 tax parcels for the purposes of demolishing the existing improvements and constructing a Menards Home Improvement and Building Materials Supply Store				

2. Mitchell Plan of Lots No. 3

Subdivision

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SR

Table Per Applicant

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 ZONING UPDATES AND CHANGES

I. ADJOURNMENT