



PLANNING COMMISSION MONTHLY PUBLIC MEETING
SEPTEMBER 2, 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 August 5, 2020 Hempfield Township Planning Commission Monthly Meeting

D. ADMINISTRATIVE PLANS

Table with 5 columns: PLAN INFORMATION, PLAN TYPE, SEWAGE, ZONING, ACTION TAKEN. Row 1: Raneri-Dott Plan of Subdivision, Subdivision, Public, SR. Includes detailed table with Owner, Applicant, Eng./Surveyor, Location, Tax Map, Purpose.

Table with 5 columns: PLAN INFORMATION, PLAN TYPE, SEWAGE, ZONING, ACTION TAKEN. Row 1: Luxor Dev. Co., LLC, Subdivision, Public, VR & A. Includes detailed table with Owner, Applicant, Eng./Surveyor, Location, Tax Map, Purpose.

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

Table with 5 columns: PLAN INFORMATION, PLAN TYPE, SEWAGE, ZONING, ACTION TAKEN. Row 1: Myrna Downes Plan No. 3, Subdivision, Public, A. Includes detailed table with Owner, Applicant, Eng./Surveyor, Location, Tax Map, Purpose.

PLAN INFORMATION	PLAN TYPE	SEWAGE	ZONING	ACTION TAKEN
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2. UANET Local 354 Training Center Site Plan Public NC _____

Owner:	United Assoc. of Plumbers & Pipe Fitters Local Union 354	Plan No.	20200568
Applicant:	United Assoc. of Plumbers & Pipe Fitters Local Union 354	Wk.Ord.	20200325
Eng./Surveyor	Chris Hamm of KDH Consulting Engineers, Inc.		
Location:	Northwest Intersection of Armburst Road and Fairground Road		
Tax Map:	50-38-00-0-189 & 190	Acreage	9.78
		Lot(s):	2
Purpose:	Construct a 2-story 15,200 s.f. building and support facilities. The building will be used for training. Along with the building, a stormwater management pond will be constructed along with new utility connections.		

3. NBC Fossil WTP II Lot 5/7 Site Plan Public LI _____

Owner:	Red Fish LLC (James A. Rose)	Plan No.	20200569
Applicant:	Red Fish LLC (James A. Rose)	Wk.Ord.	20200326
Eng./Surveyor	Keith A. Gindlesperger, V.P., P.E., H.F. Lenz Company		
Location:	Adjacent to Global ircle at WCIDC Tech Park II		
Tax Map:	50-41-00-0-158 & 160	Acreage	5.0
		Lot(s):	2
Purpose:	Depict the necessary earthwork and construction activities for the land development of a new 41,000 s.f. building that is proposed on Lots 5 and 7 of the Westmoreland County Industrial Development Corporation Technology Park II		

F. PLANS TO BE TECHNICALLY REVIEWED

PLAN INFORMATION	PLAN TYPE	SEWAGE	ZONING	ACTION TAKEN
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1. Estate of Louise R. Karle Plan #2 Subdivision Public SR _____

Owner:	Karen B. Karch	Plan No.	20200507
Applicant:	Karen B. Karch	Wk.Ord.	20200271
Eng./Surveyor	Dennis M. Rosatti, P.L.S.		
Location:	Corner of Union Cemetery Road and Crestview Drive		
Tax Map:	50-15-08-0-085	Acreage	.86
		Lot(s):	2
Purpose:	Subdivision of Parcel "2" in the Estate of Louise R. Karle Plan. Sewer (sanitary) taps are now available.		

2. Huber Plan of Lots – Revision 1 Subdivision ? A _____

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		

3. Mitchell Plan of Lots No. 3 Subdivision ? 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

I. ADJOURNMENT