

HEMPFIELD TOWNSHIP PLANNING COMMISSION MEETING

March 4, 2020
6:00 P.M.

A. CALL TO ORDER:

The regular meeting of the Hempfield Township Planning Commission held at the Hempfield Township Municipal Building was called to order at 6:00 p.m. by Chairman Bill Bretz.

MEMBERS PRESENT: Mr. Bill Bretz Mr. John Anderson
Mr. Richard Tatano Mr. William Utzman
Mr. Dana Smith Mr. William Benton

STAFF PRESENT: Mr. Dan Schmitt Ms. Maria Rossi
Mr. Patrick Karnash Ms. Anna Riddle

B. CITIZENS COMMENTS: None.

C. APPROVAL OF MINUTES:

1. **Consideration to Approve the Minutes from the February 5, 2020 Hempfield Township Planning Commission Monthly Meeting** – Mr. Anderson made a motion, seconded by Mr. Utzman, to approve the minutes as presented. Vote: 5 – 0 – 1 (Smith). Motion carried.

D. ADMINISTRATIVE PLANS:

1. <i>King-Hoffer Consolidation Plan</i> <i>Brian J. King & Lauren T. Hoffer</i> <i>Tax Map No. 50-26-00-0-234 & 237</i>	<i>Subdivision Plan (No. 20200070)</i> <i>Zoned A</i> <i>On-Lot Sewage</i>
---	---

COMMENTS:

Representing the plan was Mr. Dennis Rosatti, the plan surveyor. Mr. Rosatti stated the purpose of the plan was to consolidate two parcels; in addition to adding the newly extinguished 40-foot Babcock Lane that previously ran through the property. Mr. Karnash stated that upon receiving the official letter of extinguishment, and after adding the Township plan number to the plan, it was ready to be forwarded to the Board of Supervisors. Mr. Utzman suggested that verbiage should also be added to the plan stating the front-yard setbacks of the existing home on the property are pre-existing; to which Mr. Schmitt and Mr. Karnash agreed could be added. Mr. Anderson made a motion, seconded by Mr. Tatano, to forward the plan with the aforementioned conditions. Vote: 6 – 0. Motion carried.

2. Fairfield Estates Phase II
PHOCC, LLC.
Tax Map No. 50-29-09-0-147 & 155

PRD Amendment (No. 20200071)
Zoned PRD
Public Sewage

COMMENTS:

Representing the plan was Jeff Parobek of Brandon Rumbaugh Solutions, LLC. Mr. Parobek stated that the Fairfield Estates Phase II development is an existing PRD in the Township, and they are requesting an adjustment to front yard setbacks of lots 146 and 154 due to the placement of homes. Mr. Karnash advised the Board that since this is an approved PRD, the setback decision comes before the Planning Commission as opposed to the Zoning Hearing Board, and that there were two previous adjustments made for similar reasons to this PRD. There were no additional staff comments on this plan. Mr. Anderson made a motion, seconded by Mr. Tatano, to forward the plan to the Board of Supervisors. Vote: 6 – 0. Motion carried.

E. PLANS TO BE REVIEWED FOR COMPLETENESS & FORWARDED FOR TECHNICAL REVIEW: None.

F. PLANS TO BE TECHNICALLY REVIEWED:

1. Joseph Krivoniak
Joseph G. Krivoniak
Tax Map No. 50-29-00-0-024

Subdivision Plan (No. 20200031)
Zoned SR
Public Sewage

COMMENTS:

Representing the plan was Mr. Bob Deglau of Allstate Mapping, Inc. Mr. Deglau stated the purpose of the plan was to create a buildable lot for a single-family dwelling. Mr. Schmitt stated that the DEP Sewage Planning Module was the only remaining contingency for this plan and recommended approval of the plan. Mr. Anderson made a motion, seconded by Mr. Benton, to approve the plan with the aforementioned contingency. Vote: 6 – 0. Motion carried.

2. Mitchell Plan of Lots No. 3
Timothy Mitchell
Tax Map No. 50-16-13-0-005

Subdivision Plan (No. 20190409)
Zoned SR

COMMENTS:

This plan was tabled per the applicant.

- G. **OLD BUSINESS:** None.
- H. **NEW BUSINESS:** Members and staff welcomed new member Dana Smith to the Board.
- I. **ADJOURNMENT:** Meeting adjourned at 6:12 p.m.

Bill Bretz, Chairman

Date