

HEMPFIELD TOWNSHIP PLANNING COMMISSION

SEPTEMBER 2, 2020

REGULAR MONTHLY MEETING

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mr. Bretz, Chairman, called the meeting to order at 6:00 p.m. and the pledge of allegiance was recited.

Members Present: Mr. Bill Bretz Mr. John Anderson
Mr. Bill Benton Mr. Dana Smith
Mr. Rick Tatano

Staff Present: Mr. Dan Schmitt Mr. Patrick Karnash
Mrs. Denise Rosak Ms. Maria Rossi
Mr. Jason Winters

B. CITIZENS COMMENTS: (None)

C. APPROVAL OF MINUTES:

Mr. Benton made a motion, seconded by Mr. Tatano, to approve the Planning Commission minutes for August 5, 2020 as presented. Vote: 5-Yes. Motion carried.

D. ADMINISTRATIVE PLANS:

Plan #20200559	Raneri-Dott Plan			Type:	Sub. Plan
Sewage:	Public			Zoning:	SR
Owner:	Helen M. Raneri			Plan No.	20200559
Applicant:	James A. Dott			Wk.Ord.	20200317
Eng./Surveyor	Richard Bourg, PLS, Victor P. Regola & Assoc.				
Location:	2010 Meadowlane Drive, Greensburg, PA 15601				
Tax Map:	50-16-05-0-048 & 049	Acreage	0.940	Lot(s):	2
Purpose:	Side lot addition to revise the boundary line between the Raneri Property, Lots 19, 20 and the Dott Property, Lot 18, in the First Addition to Meadow Lane Heights				

PLAN APPLICANT COMMENTS:

Mr. Richard Bourg of Victor P. Regola and Associates represented the Raneri-Dott subdivision plan. He explained that the purpose of the plan is a simple side lot addition to convey a small parcel (Lot A) from Raneri to Dott and make it a single zoning parcel. Mrs. Raneri is the mother to Mrs. Dott.

STAFF COMMENTS:

Mr. Karnash asked that the Hempfield Township plan number be added to the plan. Mr. Schmitt asked that the non-building nomenclature be added to the plan for Lot A (add-on parcel) and also that the side yard setback (10 feet), based on the new property line, be indicated on the plan.

MOTION:

Mr. Anderson made a motion, seconded by Mr. Smith, to recommend approval of the Raneri-Dott Subdivision Plan contingent upon the addition of the Township plan number; the non-building nomenclature be added to the plan for Lot A (add-on parcel) and also that the side yard setback (10 feet), based on the new property line, be indicated on the plan. Vote: 5-Yes. Motion carried

Plan #20200570	Luxor Dev. Co., LLC			Type:	Sub. Plan
Sewage:	Public	Zoning:	VR & A		
Owner:	Luxor Development Co., LLC	Plan No.	20200570		
Applicant:	Luxor Development Co., LLC	Wk.Ord.	20200327		
Eng./Surveyor	Gary Sheffler, Sheffler & Co., LLC				
Location:	Bovard Luxor Road and Tipple Row Road				
Tax Map:	50-11-00-0-032	Acreage	133.980	Lot(s):	1
Purpose:	Subdivide Parcels 50-11-32 and 50-11-84; Consolidate remnant tracts with Parcel 50-11-112; Consolidate parcels 50-11-29 and 50-11-107 with subdivided portion of 50-11-32.				

PLAN APPLICANT COMMENTS:

Mr. David LaPearle of Sheffler & Co., LLC represented the Luxor Development Co., LLC subdivision plan. He explained that the purpose of the plan is to separate the mobile home park and consolidate all of the remaining parcels as one whereby the five (5) tracts would be down to two (2).

STAFF COMMENTS:

Mr. Schmitt noted that on the application, it is indicated that there is sewage from the Municipal Authority of Westmoreland County; however, he said, he did not believe that public sewage is at this location. Mr. Schmitt said that he thinks that the mobile home park has its own system or plant. He questioned where the sewage system is located on the lot.

MOTION:

Mr. Smith made a motion, seconded by Mr. Tatano, to forward for technical review the Luxor Development Co., LLC Subdivision Plan. Vote: 5-Yes. Motion carried.

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

Plan #20200561	Myrna Downes Plan No. 3			Type:	Sub. Plan
Sewage:	Public	Zoning:	A		
Owner:	Estate of Myrna L. Downes	Plan No.	20200561		
Applicant:	Joseph Downes	Wk.Ord.	20200318		
Eng./Surveyor	Ryan Jones, Jones Consultant				
Location:	Downes Road, Jeannette				
Tax Map:	50-09-00-0-248, 042, & 043	Acreage	46.771	Lot(s):	2
Purpose:	Subdivide Lot 6 from Lot 1 and Lot 5 from Lot 3 of Myrna Downes Plan No. 2. Lots 1 and 3 will remain residual non-buildable lots				

PLAN APPLICANT COMMENTS:

Ms. Judy Steiner, daughter of Myrna Downes, represented the Myrna Downes Plan No. 3 subdivision plan. She explained that the purpose of the plan is to subdivide the property that her mother left to her, her brother, and her daughter.

STAFF COMMENTS:

Mr. Karnash and Mr. Schmitt recommended that the Myrna Downes Plan No. 3 subdivision plan be forwarded for technical review.

MOTION:

Mr. Anderson made a motion, seconded by Mr. Smith, to recommend that the Myrna Downes Plan No. 3 subdivision plan be forwarded for technical review. Vote: 5-Yes. Motion carried

Plan #20200568	UANET Local 354 Training Center			Type:	Site Plan
Sewage:	Public			Zoning	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.				

PLAN APPLICANT COMMENTS:

Mr. Chris Hamm of KDH Consulting Engineers, Inc. represented the UANET Local 354 Training Center site plan. He explained that the purpose of the plan is to build a 2-story 15,200 square foot training facility and support facilities on the property. The property is located behind the Westmoreland County Community College.

STAFF COMMENTS:

Mr. Karnash recommended that the UANET Local 354 Training Center site plan be forwarded for technical review.

MOTION:

Mr. Tatano made a motion, seconded by Mr. Anderson, to forward the UANET Local 354 Training Center site plan for technical review. Vote: 5-Yes. Motion carried

Plan #20200569	NBC Fossil WTP II Lot 5/7			Type:	Site Plan
Sewage:	Public	Zoning:	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 Circle 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				

PLAN APPLICANT COMMENTS:

Mr. Matt Szor of H.F. Lenz Company represented the NBC Fossil WTP II Lot 5/7 site plan. He explained that the purpose of the plan is basically for a land development of a new 41,000 square foot building in the Westmoreland County Technical Park II, specifically Lots 5 and 7.

STAFF COMMENTS:

Mr. Schmitt recommended that the NBC Fossil WTP II Lot 5/7 site plan be forwarded for technical review.

MOTION:

Mr. Anderson made a motion, seconded by Mr. Benton, to recommend that the NBC Fossil WTP II Lot 5/7 site plan be forwarded for technical review. Vote: 5-Yes. Motion carried.

F. PLANS TO BE TECHNICALLY REVIEWED

Plan #20200507	Estate of Louise R. Karle Plan #2			Type:	Sub. Plan
Sewage:	Public	Zoning:	SR		
Owner:	Karen B. Karch				
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.				

PLAN APPLICANT COMMENTS:

Mr. Dennis Rosatti, surveyor, represented the Estate of Louise R. Karle Plan #2 subdivision plan. He advised the Planning Commission that all of the technical review comments from the Township have been addressed.

STAFF COMMENTS:

Mr. Karnash recommended that the Estate of Louise R. Karle Plan #2 subdivision plan be forwarded to the Board of Supervisors to be approved without conditions.

MOTION:

Mr. Smith made a motion, seconded by Mr. Anderson, to forward the Estate of Louise R. Karle Plan #2 Subdivision Plan to the Board of Supervisors to be approved without conditions. Vote: 5-Yes. Motion carried.

Plan #20200201	Huber Plan of Lots – Revision 1		Type:	Subdivision
Sewage:	????		Zoning:	SR
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 one (1) new buildable lot. Lot #1 is a non-buildable lot until sewage planning has been approved by Hempfield Township and PA DEP			

PLAN APPLICANT COMMENTS:

Mr. Jeff Parobek of Brandon Rumbaugh Solutions represented the Huber Plan of Lots – Revision 1 subdivision plan. He explained that the original request was to create a new lot; however, since that time, he said, the property owners decided to maintain the two (2) lots originally with only boundary adjustments.

STAFF COMMENTS:

Mr. Schmitt recommended approval of the Huber Plan of Lots – Revision 1 subdivision plan contingent upon the clarification relative to the sanitary sewage and non-building nomenclature verbage.

MOTION:

Mr. Anderson made a motion, seconded by Mr. Smith, to recommend approval of the Huber Plan of Lots – Revision 1 subdivision plan contingent upon the clarification relative to the sanitary sewage and non-building nomenclature verbage. Vote: 5 -Yes. Motion carried.

Plan #20190409	Mitchell Plan of Lots No. 3		Type:	Subdivision
Sewage:			Zoning:	SR
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.			

STAFF COMMENTS:

Mr. Karnash advised that the applicant requested that the Mitchell Plan of Lots No. 3 Subdivision be tabled until next month's meeting of the Planning Commission.

G. OLD BUSINESS: None

H. NEW BUSINESS:

Mr. Tatano inquired about the status of the traffic study for the Menard site plan. Mr. Schmitt advised that the Township did receive the traffic study wherein it did indicate that a traffic signal is required. Discussions will continue between all involved parties to address the impact the Menard's facility will have on traffic in the area.

I. ADJOURNMENT:

Mr. Smith made a motion, seconded by Mr. Bretz, to adjourn the meeting at 6:46 p.m.

MEETING ADJOURNED 6:46 P.M.

Bill Bretz, Chairman