

HEMPFIELD

— T O W N S H I P —

PLANNING COMMISSION MONTHLY PUBLIC MEETING

JANUARY 5, 2022 | 6:00 pm

A. CALL TO ORDER & PLEDGE OF ALLEGIANCE

B. CITIZENS COMMENTS

C. STAFF COMMENTS

D. APPROVAL OF MINUTES

1. Consideration to Approve the Minutes from the December 1, 2021 Hempfield Township Planning Commission Monthly Meeting

E. ADMINISTRATIVE PLANS

PLAN INFORMATION	PLAN TYPE	SEWAGE	ZONING	ACTION TAKEN
------------------	-----------	--------	--------	--------------

- | | | | | |
|---------------------------------|-------------|--------|----|--|
| 1. Sasso & Valley Green Westmld | Subdivision | Public | SR | |
|---------------------------------|-------------|--------|----|--|

Lot Line Revision

Owner:	Valley Green Westmoreland, LLC		Plan No.	20210783	
Applicant:	Valley Green Westmoreland, LLC		Wk.Ord.	20210481	
Eng./Surveyor	Jones Consultants				
Location:	Valley Green Road				
Tax Map:	50-33-00-0-114		Acreage	259	Lot(s):
Purpose:	Lot line revision				

- | | | | | |
|-----------------|-------------|--------|---------|--|
| 2. Cherry Creek | Zone Change | Public | A to SR | |
|-----------------|-------------|--------|---------|--|

Owner:	A&C Property Holdings, LLC		Plan No.	20210784	
Applicant:	MSD- Cherry Creek, LLC		Wk.Ord.		
Eng./Surveyor	KDH Consulting Engineers, Inc.				
Location:	Armburst Road – Old Cherry Creek Golf Course				
Tax Map:	50-33-00-0-225 & 50-33-00-0-072		Acreage	104 +/-	Lot(s): 2
Purpose:	The developer is requesting a change in zoning from “A” Zoning to “SR” Zoning. The developer has recognized a need for this type of housing within the township.				

3. Menear Subdivision & Consolidation Plan Subdivision Public A

Owner:	Perry Menear	Plan No.	20210789	
Applicant:	Perry Menear	Wk.Ord.	20210486	
Eng./Surveyor	Dennis M. Rosatti Associates			
Location:	From the Route 30 ramps in Adamsburg, proceed East on US Route 30 approximately 1.2 miles and property is on the right side (Alpine Pools Building)			
Tax Map:	50-13-11-0-001 & 50-13-00-0-152	Acreage	25.725	Lot(s): 2
Purpose:	The purpose of this plan is to straighten & square the boundary line between the residential house and the property of Menear, Inc.			

1. Revised Robert & Jessie Marto Plan Subdivision Public SR

Owner:	Mark Rega and Aimee Churchel	Plan No.	20210791	
Applicant:	Mark Rega and Aimee Churchel	Wk.Ord.	20210488	
Eng./Surveyor	Dennis M. Rosatti Associates			
Location:	From Route 30 interchange at Mt. Pleasant Rd. go towards Greensburg turn right on Thornton Ave. follow to Allen St. turn right on Allen St. and follow to the dead end.			
Tax Map:	50-21-08-0-155	Acreage	.887	Lot(s): 1
Purpose:	The purpose of this plan is to remove the non-building designation as shown on the previous plan.			

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

PLAN INFORMATION PLAN TYPE SEWAGE ZONING ACTION TAKEN

1. Guzzy Plan 2 Subdivision On-Lot A

Owner:	John & Betty Guzzy	Plan No.	20210781	
Applicant:	John & Betty Guzzy	Wk.Ord.	20210479	
Eng./Surveyor	Laurel Highlands Surveying			
Location:	New lots at the intersection of Waycross Road and Dunn Road			
Tax Map:	50-33-00-0-006	Acreage	71.94	Lot(s): 2
Purpose:	Breaking off 2 lots. Lot #1 14.54 Acres Lot #2 5.1 Acres			

2. Carl Miller Plan of lots Subdivision A
- Minor Subdivision of Lot 4

Owner:	Carl & Nancy Miller	Plan No.	20210782	
Applicant:	Carl & Nancy Miller	Wk.Ord.	20210480	
Eng./Surveyor	Ryan Jones			
Location:	Northeast of intersection of Albrights Lake Road & SR 2012 (Armbrust-Brinkerton Rd)			
Tax Map:	50-38-00-0-210	Acreage	20.753	Lot(s): 3
Purpose:	Subdivide lot 4 into 3 new buildable lots and 1 remainder lot where existing house is located			

3. Darren & Jill Dorn Subdivision On-Lot A

Owner:	Darren & Jill Dorn	Plan No.	20210790	
Applicant:	Darren & Jill Dorn	Wk.Ord.	20210487	
Eng./Surveyor	Dennis M. Rosatti Associates			
Location:				
Tax Map:	50-32-00-0-019	Acreage		Lot(s): 1
Purpose:	The purpose of this plan is to build one new single-family dwelling on parcel "A". To isolate all other structures on parcel "B"			

G. PLANS TO BE TECHNICALLY REVIEWED

PLAN INFORMATION	PLAN TYPE	SEWAGE	ZONING	ACTION TAKEN	
1. Small Ford/Lincoln Dealership	Site Plan	Public	RC	_____	
Owner:	LMJ Properties, LP			Plan No.	20210726
Applicant:	KU Resources			Wk.Ord.	20210431
Eng./Surveyor	KU Resources				
Location:	5038 Route 30 Greensburg, PA 15601				
Tax Map:	50-22-04-0-099; 018; 013; 020; 109		Acreage	15.95	Lot(s): 5
Purpose:	Construction of Automotive Dealership				

H. OLD BUSINESS

I. NEW BUSINESS

J. ADJOURNMENT