

# HEMPFIELD

— T O W N S H I P —

## PLANNING COMMISSION MONTHLY PUBLIC MEETING

April 6, 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 March 2, 2022 Hempfield Township Planning Commission Monthly Meeting

**E. ADMINISTRATIVE PLANS**

PLAN INFORMATION	PLAN TYPE	SEWAGE	ZONING	ACTION TAKEN
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|--|-------------|--------|----|-------|
| 1. 4th Addition to the Subdivision of Lot 3 in the Helen E Foa Subdivision | Subdivision | Public | SR | _____ |
|--|-------------|--------|----|-------|

Owner:	Joanne Murphy	Plan No.	PA-22-12	
Applicant:	Christopher Keller	Wk.Ord.	N/A	
Eng./Surveyor	Dennis Rosatti			
Location:	The property is located approximately 1/4 of a mile from the intersection of Willow Crossing Road. and Swede Hill Road to the south.			
Tax Map:	50-27-00-0-165	Acreage	3.7857	Lot(s): 2
Purpose:	The purpose of this plan is to consolidate and merge Lot 3D with the adjoining property.			

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| 2. Matthew A. Laskey Consolidation Plan | Subdivision | Public | SR | _____ |
|---|-------------|--------|----|-------|

Owner:	Matthew Laskey	Plan No.	PA-22-13	
Applicant:	Dennis Rosatti	Wk.Ord.	N/A	
Eng./Surveyor	Dennis Rosatti			
Location:	Property is located at the intersection of Spalding Street and Gay Avenue on St. Clair Hill.			
Tax Map:	50-28-10-0-161, 50-28-10-0-162, 50-28-10-0-163	Acreage	.3581	Lot(s): 1
Purpose:	The purpose of this plan is to consolidate and merge the three tax parcels currently owned by Matthew A. Laskey			

## PLANS TO BE REVIEWED FOR COMPLETENESS &amp; FORWARDED FOR TECHNICAL REVIEW:

PLAN INFORMATION	PLAN TYPE	SEWAGE	ZONING	ACTION TAKEN
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1. Pushkin Brothers Plan No. 3      Subdivision – Minor      Public      VR      \_\_\_\_\_

Owner:	Ronald Pushkin	Plan No.	PA-22-11
Applicant:	Timothy Bryer	Wk.Ord.	N/A
Eng./Surveyor	Dennis Rosatti		
Location:	Property is located at the intersection of Garden Street and Thomas School Road		
Tax Map:	50-21-05-0-034	Acreage	9.2282      Lot(s): 3
Purpose:	The purpose of this plan is to create two new buildable lots for single family dwellings		

2. DSD Properties Subdivision      Subdivision      Private      Agricultural      \_\_\_\_\_

Owner:	DSD Properties & Real Estate	Plan No.	PA-22-7
Applicant:	Dennis Rosatti	Wk.Ord.	N/A
Eng./Surveyor			
Location:	1760 Route 119, Greensburg, PA 15601 Approximately 1 1/2 miles from the Sheetz store at Route 819, north along route 119 To property on right side of 119		
Tax Map:	50-16-00-0-006	Acreage	1      Lot(s): 2
Purpose:	The purpose is to subdivide one lot with a single family residence from the other tow dwellings		

3. Word of Life      Site Plan      Public      Institutional      \_\_\_\_\_

Owner:	Word of Life Ministries	Plan No.	PA-22-9
Applicant:	Christopher Hamm	Wk.Ord.	N/A
Eng./Surveyor			
Location:	Rear Portion of the Word of Life Church		
Tax Map:	50-22-00-0-222	Acreage	Lot(s):
Purpose:	Construction of Storage Building		

4. MJL Development LP Consolidation Plan #2      Subdivision      Public      RC      \_\_\_\_\_

Owner:	MJL Development	Plan No.	PA-22-15
Applicant:	Richard Kauffman	Wk.Ord.	N/A
Eng./Surveyor			
Location:	intersection of Route 30 E and Old Route 30. Adjacent to Sheetz and Peaches N Cream		
Tax Map:	50-22-04-0-013, 018, 020, 099, 109	Acreage	15.951      Lot(s): 5
Purpose:	Second consolidation of lots owned by MJL Development for the Proposed Smail Ford Lincoln Land Development Plan. A previous consolidation plan was recorded for Parcel 50-22-04-0 Parcels 018 and 099 by instrument number 201401270002134.		

5 . Eat'n Park Pick up window Site Plan Public RC

Owner:	Adam Eidemiller	Plan No.	PA-22-10
Applicant:	Eat'n Park Hospitality Group	Wk.Ord.	N/A
Eng./Surveyor	Matthew Smith		
Location:	corner of Donohoe Rd and Route 30		
Tax Map:	50-16-00-0-130	Acreage	1.005
		Lot(s):	1
Purpose:	Adding a driveline in front of the building to circulate vehicles around the building in order to keep an entrance off of route 30 and create a drive lane for a pick-up window on the side of the building facing McDonalds. The pickup window is used for payment and pick up of food. All orders are ordered via phone or online then the guest is given a time to come pick up their meal. We provided a turn in from the existing parking lot when exiting the pickup window to circulate some traffic back through our lot to access the secondary streets instead of route 30.		

6. AL. Neyer – Lot 16 Site Plan Public LI

Owner:	Westmoreland County Industrial Development Corporation	Plan No.	PA-22-14
Applicant:	AL. Neyer, LLC	Wk.Ord.	N/A
Eng./Surveyor	H.F. Lenz Company		
Location:	The project site is located on Lot 16 of the WCIDC Technology Park II, just north of Excel Drive.		
Tax Map:	50-41-00-0-169	Acreage	13.16
		Lot(s):	
Purpose:	AL. Neyer is proposing to construct a new, approximately 150,000 SF building, located on Lot No.16 of the Westmoreland Technology Park II. The project involves site grading, the construction of a new building and parking areas, the construction of stormwater facilities, and installation of utilities.		

## F. PLANS TO BE TECHNICALLY REVIEWED

**PLAN INFORMATION**      **PLAN TYPE**      **SEWAGE**      **ZONING**      **ACTION TAKEN**

1. Harvey Avenue Plan Site Plan Public SR

Owner:	William Wise	Plan No.	PA-22-8
Applicant:	Kim Gales-Dunn	Wk.Ord.	N/A
Eng./Surveyor	Kim Gales-Dunn		
Location:	809 Harvey Avenue, Greensburg, PA 15601 Intersection of Harvey Avenue (Route 819) and Blank School Road		
Tax Map:	50-15-00-0-050 & 50-15-00-0-018	Acreage	24.1
		Lot(s):	
Purpose:	To develop 76 residential units with associated grading, private roads and utilities		

## G. OLD BUSINESS

## H. NEW BUSINESS

## I. ADJOURNMENT