

HEMPFIELD

— TOWNSHIP —

PLANNING COMMISSION MONTHLY PUBLIC MEETING

June 1, 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 May 4, 2022 Hempfield Township Planning Commission Monthly Meeting**

E. ADMINISTRATIVE PLANS

PA-22-20 – Emma Rose Cox Lot Consolidation Plan

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

PA-22-19 – Ronald J. Miller Plan No. 1

PA-22-21 – Mitchel Plan Lot No 4

G. PLANS TO BE TECHNICALLY REVIEWED

- 1. PA-22-17 – Greensburg Concrete Block Company Subdivision and Lot Line Revision Plan**
- 2. PA-22-18 – Cunningham Subdivision Plan No. 1**

H. OLD BUSINESS

I. NEW BUSINESS

J. ADJOURNMENT

PLAN INFORMATION

PA-22-20 -- Emma Rose Cox Lot Consolidation Plan

PLAN REFERENCE #: PA-22-20

NAME OF PLAN: Emma Rose Cox Lot Consolidation Plan

DATE SUBMITTED: May 16, 2022

TAX MAP NUMBER: 50-07-09-0-039 & 50-07-09-0-040

TYPE OF PLAN: Subdivision - Administrative

LOCATION OF PLAN: Two vacant lots at the corner of Chieftan Road & Ford Street.

PURPOSE OF PLAN/BRIEF DESCRIPTION: Purpose of Plan is to combine the two vacant lots into one buildable lot.

ZONING CLASSIFICATION: Village Residential

WATER: Public - MAWC

SEWAGE: Public - MAWC

LANDOWNER: Emma Cox

APPLICANT/DEVELOPER:

ENGINEER/SURVEYOR: Lucien Bove | Bove Engineering Company, Inc.

PROJECTED MEETING DATES

PLANNING COMMISSION #1 - COMPLETENESS: June 1, 2022

PLANNING COMMISSION #2 - TECHNICAL REVIEW:

BOARD OF SUPERVISORS - FINAL APPROVAL: June 27, 2022

PLAN INFORMATION

PA-22-19 -- Ronald J. Miller Plan No. 1

PLAN REFERENCE #: PA-22-19

NAME OF PLAN: Ronald J. Miller Plan No. 1

DATE SUBMITTED: May 13, 2022

TAX MAP NUMBER: 50-14-00-0-014

TYPE OF PLAN: Subdivision - Minor (Creating 5 lots or less)

LOCATION OF PLAN: The Ronald J. Miller Plan is located in the Northwest quadrant of the intersection of North Greengate Road and Radebaugh Road in Hempfield Township, Westmoreland County, PA.

PURPOSE OF PLAN/BRIEF DESCRIPTION: This property was divided by eminent domain for the construction of the Rt 66 Bypass. The purpose of this subdivision is to create Parcel A and Lot 101 to obtain individual tax map numbers. Parcel A is planned to be sold to a public utility, therefore the non building waiver which will be subsequently uploaded after it is signed by the owner. Lot 101 has access to public utilities via North Greengate Road and Radebaugh Road and therefore will not be included in the non building waiver.

ZONING CLASSIFICATION: Agricultural

WATER: Public - MAWC

SEWAGE: Public - MAWC

LANDOWNER: Ronald Miller

APPLICANT/DEVELOPER:

ENGINEER/SURVEYOR: John Cenker | Cenker Engineering, Inc

PROJECTED MEETING DATES

PLANNING COMMISSION #1 - COMPLETENESS: June 1, 2022

PLANNING COMMISSION #2 - TECHNICAL REVIEW: July 6, 2022

BOARD OF SUPERVISORS - FINAL APPROVAL: July 25, 2022

PLAN INFORMATION

PA-22-21 -- Mitchell Plan Lot No. 4

PLAN REFERENCE #: PA-22-21

NAME OF PLAN: Mitchell Plan Lot No. 4

DATE SUBMITTED: May 18, 2022

TAX MAP NUMBER: 50-09-00-0-259

TYPE OF PLAN: Subdivision - Administrative

LOCATION OF PLAN: Beech Hills. Corner of Echo Valley

PURPOSE OF PLAN/BRIEF DESCRIPTION: To remove unbuildable designation in order to construct a new dwelling

ZONING CLASSIFICATION: Suburban Residential

WATER: Public - MAWC

SEWAGE: Public - MAWC

LANDOWNER: Timothy Mitchell

APPLICANT/DEVELOPER:

ENGINEER/SURVEYOR: Troy Leighty | Morris Knowles & Associates, Inc

PROJECTED MEETING DATES

PLANNING COMMISSION #1 - COMPLETENESS: June 1, 2022

PLANNING COMMISSION #2 - TECHNICAL REVIEW:

BOARD OF SUPERVISORS - FINAL APPROVAL: June 27, 2022

PLAN INFORMATION

PA-22-17 -- Greensburg Concrete Block Company Subdivision and Lot Line Revision Plan

PLAN REFERENCE #: PA-22-17

NAME OF PLAN: Greensburg Concrete Block Company Subdivision and Lot Line Revision Plan

DATE SUBMITTED: April 20, 2022

TAX MAP NUMBER: 50-21-06-0-145

TYPE OF PLAN: Subdivision - Minor (Creating 5 lots or less)

LOCATION OF PLAN: The property is located at the intersection of Carbon Road and the Bridge over U.S. Route 30

PURPOSE OF PLAN/BRIEF DESCRIPTION: The purpose of this plan is to Subdivide the existing car wash building from the remainder of the property of Greensburg Concrete Block and also re align the property lines of the adjoining Karen Reese property.

ZONING CLASSIFICATION: Neighborhood Commercial

WATER: Public - MAWC

SEWAGE: Public - MAWC

LANDOWNER: Greensburg Concrete Block Company Repasky

APPLICANT/DEVELOPER:

ENGINEER/SURVEYOR: Dennis Rosatti | Dennis M. Rosatti Associates

Contingency	Status	Date of Completion
Add Township Plan #	Outstanding	
Clarify the Right of Way	Outstanding	
Please note that on lot 1 there is a non-conforming structure.	Outstanding	
Show utility easement for overhead power between lot 2 and lot 1		

PROJECTED MEETING DATES

PLANNING COMMISSION #1 - COMPLETENESS: May 4, 2022

PLANNING COMMISSION #2 - TECHNICAL REVIEW: June 1, 2022

BOARD OF SUPERVISORS - FINAL APPROVAL: June 27, 2022

PLAN INFORMATION

PA-22-18 -- Cunningham Subdivision Plan No.1

PLAN REFERENCE #: PA-22-18

NAME OF PLAN: Cunningham Subdivision Plan No.1

DATE SUBMITTED: April 20, 2022

TAX MAP NUMBER: 50-21-10-0-020

TYPE OF PLAN: Subdivision - Minor (Creating 5 lots or less)

LOCATION OF PLAN: located at the corner of Ivy Street and Juniper Street in the Carbon section of the township

PURPOSE OF PLAN/BRIEF DESCRIPTION: Purpose is to put each house on its own taxable parcel.

ZONING CLASSIFICATION: Village Residential

WATER: Public - MAWC

SEWAGE: Public - MAWC

LANDOWNER: Jake Cunningham

APPLICANT/DEVELOPER:

ENGINEER/SURVEYOR: |

PROJECTED MEETING DATES

PLANNING COMMISSION #1 - COMPLETENESS: May 4, 2022

PLANNING COMMISSION #2 - TECHNICAL REVIEW: June 1, 2022

BOARD OF SUPERVISORS - FINAL APPROVAL: June 27, 2022