

HEMPFIELD

— T O W N S H I P —

PLANNING COMMISSION MONTHLY PUBLIC MEETING

July 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 June 1, 2022 Hempfield Township Planning Commission Monthly Meeting**

E. ADMINISTRATIVE PLANS

1. **PA-22-24 – Barnes-Welch Subdivision & Consolidation Plan**

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

1. **PA-22-22 - Use and Preliminary & Final Major Site Plan of Chick-Fil-A**
2. **PA-22-23 – Proposed Mazda Dealership**

G. PLANS TO BE TECHNICALLY REVIEWED

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

H. OLD BUSINESS

I. NEW BUSINESS

J. ADJOURNMENT

PLAN INFORMATION

PA-22-24 -- Barnes-Welch Subdivision & Consolidation Plan

PLAN REFERENCE #: PA-22-24

NAME OF PLAN: Barnes-Welch Subdivision & Consolidation Plan

DATE SUBMITTED: June 22, 2022

TAX MAP NUMBER: 50-16-02-0-146

TYPE OF PLAN: Subdivision - Administrative

LOCATION OF PLAN: The property is located at the intersection of Braveheart Drive and Tartan Drive in the Meadowlane Farms Plan

PURPOSE OF PLAN/BRIEF DESCRIPTION: The purpose is to subdivide a small portion of occupied lands from the Zane Barnes tract and attach and merge it to the Travis and Christina Welch lot.

ZONING CLASSIFICATION: Suburban Residential

WATER: Public - MAWC

SEWAGE: Public - MAWC

LANDOWNER: Travis Welch

APPLICANT/DEVELOPER:

ENGINEER/SURVEYOR: |

PROJECTED MEETING DATES

PLANNING COMMISSION #1 - COMPLETENESS: July 6, 2022

PLANNING COMMISSION #2 - TECHNICAL REVIEW:

BOARD OF SUPERVISORS - FINAL APPROVAL: July 25, 2022

PLAN INFORMATION

PA-22-22 -- Use and Preliminary & Final Major Site Plan for Chick-fil-A

PLAN REFERENCE #: PA-22-22

NAME OF PLAN: Use and Preliminary & Final Major Site Plan for Chick-fil-A

DATE SUBMITTED: June 8, 2022

TAX MAP NUMBER: 50-002-0000-00-0109-00-000

TYPE OF PLAN: Site Plan

LOCATION OF PLAN: 5156 State Route 30, Township of Hempfield, Westmoreland County, PA 15601

PURPOSE OF PLAN/BRIEF DESCRIPTION: Site Plan Review and approval of renovation at the existing Chick-fil-A Site.

ZONING CLASSIFICATION: Regional Commercial

WATER: Public - MAWC

SEWAGE: Public - MAWC

LANDOWNER: Eastgate Shopping Center Center

APPLICANT/DEVELOPER: Doug Wolfe

ENGINEER/SURVEYOR: Jutin Thornton | Colliers Engineering & Designe

PROJECTED MEETING DATES

PLANNING COMMISSION #1 - COMPLETENESS: July 6, 2022

PLANNING COMMISSION #2 - TECHNICAL REVIEW: August 3, 2022

BOARD OF SUPERVISORS - FINAL APPROVAL: August 22, 2022

PLAN INFORMATION

PA-22-23 -- Proposed Mazda Dealership

PLAN REFERENCE #: PA-22-23

NAME OF PLAN: Proposed Mazda Dealership

DATE SUBMITTED: June 15, 2022

TAX MAP NUMBER: 50-22-00-0-115

TYPE OF PLAN: Site Plan

LOCATION OF PLAN: Intersection of US Rt. 30 with Georges Station Road

PURPOSE OF PLAN/BRIEF DESCRIPTION: Demo of existing Kia dealership and construction of new Mazda dealership

ZONING CLASSIFICATION: Regional Commercial

WATER: Public - MAWC

SEWAGE: Public - MAWC

LANDOWNER: JAMES A TRUSTEE ETAL SMAIL

APPLICANT/DEVELOPER: Kacin Companies

ENGINEER/SURVEYOR: Greg Kourniotis | KU Resources.com

PROJECTED MEETING DATES

PLANNING COMMISSION #1 - COMPLETENESS: July 6, 2022

PLANNING COMMISSION #2 - TECHNICAL REVIEW: August 3, 2022

BOARD OF SUPERVISORS - FINAL APPROVAL: August 22, 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 Cenkner | Cenkner Engineering, Inc

Contingency	Status	Date of Completion
Add Township Plan Number	Outstanding	
Add purpose to the plan.	Outstanding	
Add verbiage to the plan for Parcel A that due to construction of Route 66 there is no frontage.	Outstanding	
Add indemnification/hold harmless Township language.	Outstanding	

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