

HEMPFIELD

— TOWNSHIP —

PLANNING COMMISSION MONTHLY PUBLIC MEETING

August 3, 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 July 6, 2022 Hempfield Township Planning Commission Monthly Meeting**

E. ADMINISTRATIVE PLANS

1. **ZHB-22-15 – 285 & 287 Old Route 30 – requesting zoning change from suburban residential to regional commercial district**
2. **PA-22-27 - LMJ Development LP Consolidation Plan No. 3**
3. **PA-22-25 – Salandro – Cluss Lot Line Revision**

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

1. **PA-22-26 – Callen Farm Plan**
2. **PA-22-28 – Graham M&R Site**

G. PLANS TO BE TECHNICALLY REVIEWED

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

H. OLD BUSINESS

I. NEW BUSINESS

J. ADJOURNMENT

07/27/2022

ZHB-22-15**Zoning Hearing Board Application****Status:** Active**Date Created:** Jul 19, 2022**Applicant**

Gregory Kourniotis
 gkourniotis@kuresources.com
 117 Sagamore Hill Road
 Pittsburgh, PA 15239
 724-327-7474 ext. 1106

Location

5110 Route 30
 Greensburg, PA 15601

Owner:

LMJ Partners L.P.
 5110 Route 30 E Greensburg, PA 15601

Landowner Information**First Name**

LMJ

Last Name

Partners, L.P.

Phone Number

724-862-4941

Email

mark.smail@smailauto.com

Zoning Hearing Board Request Information**Zoning District**

Regional Commercial

Lot Size in acres or square feet

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Request of the Applicant for the following

Other

Description of Location and Variance Request

285 & 287 Old Rt. 30. Requesting Zoning change from Suburban Residential to Regional Commercial District

Present Use of Property


Vacant property.

Reason the Zoning Hearing Board should Approve your Application

The applicant's property was recently bought by LMJ Partners L.P. and zoned "Suburban Residential District. The adjacent properties surrounding these 2 properties are also owned by LMJ Partners L.P. and currently zoned "Regional Commercial District". In addition to this Zoning Change Request, the 2 newly acquired properties are currently in the process of being consolidated with the adjoining property owned by LMJ Partners L.P. This requested Zoning Change will enable all the LMJ Partners L.P. property to fall under the same Regional Commercial Zoning District which will allow them to conform under the same usage.

Attachments

 22-453 new Consolidation Plan-Layout1.pdf
 Uploaded by Gregory Kourniotis on Jul 19, 2022 at 11:14 am

 202204200014514 Colarusso.pdf
 Uploaded by Gregory Kourniotis on Jul 19, 2022 at 11:11 am

PLAN INFORMATION

PA-22-27 -- LMJ Development LP Consolidation Plan No. 3

PLAN REFERENCE #: PA-22-27

NAME OF PLAN: LMJ Development LP Consolidation Plan No. 3

DATE SUBMITTED: July 19, 2022

TAX MAP NUMBER: 50-22-04-0-099, 50-22-04-0-018, 50-22-04-0-013, 50-22-04-0-020, 50-22-04-0-109, 50-22-04-0-016, 50-22-04-0-017

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

LOCATION OF PLAN: Route 30 E & Old Rt. 30

PURPOSE OF PLAN/BRIEF DESCRIPTION: Consolidation of parcels owned by LMJ Development

ZONING CLASSIFICATION: Regional Commercial

WATER: Public - MAWC

SEWAGE: Public - MAWC

LANDOWNER: LMJ Partners L.P.

APPLICANT/DEVELOPER:

ENGINEER/SURVEYOR: Greg Kourniotis | KU Resources Inc.

PROJECTED MEETING DATES

PLANNING COMMISSION #1 - COMPLETENESS: August 3, 2022

PLANNING COMMISSION #2 - TECHNICAL REVIEW:

BOARD OF SUPERVISORS - FINAL APPROVAL: August 22, 2022

PLAN INFORMATION

PA-22-25 -- Salandro-Cluss Lot Line Revision

PLAN REFERENCE #: PA-22-25

NAME OF PLAN: Salandro-Cluss Lot Line Revision

DATE SUBMITTED: July 18, 2022

TAX MAP NUMBER: 50-09-11-0-094

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

LOCATION OF PLAN: 28 Windihill Drive Greensburg PA and 167 Yont Way Greensburg PA

PURPOSE OF PLAN/BRIEF DESCRIPTION: The purpose of the plan is to revise the lot line between tax parcel 50-09-11-0-094 and 10-01-00-0-004. 1 acre of property is being transferred between the two landowners. No new lots are created.

ZONING CLASSIFICATION: Suburban Residential

WATER: Public - MAWC

SEWAGE: Public - MAWC

LANDOWNER: Garrett Salandro

APPLICANT/DEVELOPER:

ENGINEER/SURVEYOR: Ryan Jones | Jones Consultants LLC

PROJECTED MEETING DATES

PLANNING COMMISSION #1 - COMPLETENESS: August 3, 2022

PLANNING COMMISSION #2 - TECHNICAL REVIEW:

BOARD OF SUPERVISORS - FINAL APPROVAL: August 22, 2022

PLAN INFORMATION

PA-22-26 -- Callen Farm Plan

PLAN REFERENCE #: PA-22-26

NAME OF PLAN: Callen Farm Plan

DATE SUBMITTED: July 19, 2022

TAX MAP NUMBER: 50-41-00-0-008 & -009, 11-01-08-0-144, 64-06-00-0-008

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

LOCATION OF PLAN: Hunker Boro. & Hempfield Twp.

PURPOSE OF PLAN/BRIEF DESCRIPTION: Subdivide out a single-family lot for new home construction, and residual to remain as farm tract.

ZONING CLASSIFICATION: Agricultural

WATER: Public - MAWC

SEWAGE: Public - MAWC

LANDOWNER: Wayne Callen

APPLICANT/DEVELOPER:

ENGINEER/SURVEYOR: Robert Deglau | Allstate Mapping, Inc

PROJECTED MEETING DATES

PLANNING COMMISSION #1 - COMPLETENESS: August 3, 2022

PLANNING COMMISSION #2 - TECHNICAL REVIEW: September 7, 2022

BOARD OF SUPERVISORS - FINAL APPROVAL: September 26, 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

Contingency	Status	Date of Completion

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

Contingency	Status	Date of Completion
Hempfield Township Stormwater approval	Outstanding	
Revised PennDOT HOP	Outstanding	
Are there any cross easements or shared parking?	Outstanding	
Landscaping plan?	Outstanding	
Lighting Plan?	Outstanding	

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