

# HEMPFIELD

— TOWNSHIP —

## PLANNING COMMISSION REORGANIZATION AND MONTHLY PUBLIC MEETING JANUARY 5, 2022 | 6:00 pm

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Members Present:    Mr. Dana Smith                      Mr. Rick Tatano  
                                 Mr. Bill Utzman                      Mrs. Becky Durbin  
                                 Mr. Brian Jamnik                      Mr. Ed Bejster

Staff Present:        Mr. Patrick Karnash                  Ms. Maria Rossi  
                                 Mr. Dan Schmitt                      Mr. Jason Winters  
                                 Mrs. Callie Krueger

### **A. CALL TO ORDER & PLEDGE OF ALLEGIANCE**

The regularly scheduled meeting of the Hempfield Township Planning Commission held at the Hempfield Township Municipal Building was called to order at 6:00 pm by Mr. Bill Utzman.

### **B. APPOINTMENT OF TEMPORARY CHAIRMAN – PATRICK KARNASH, DIRECTOR OF PLANNING AND ZONING**

### **C. NOMINATION OF CHAIRMAN**

Mr. Utzman made a motion to nominate Mr. Smith as Chairman, seconded by Mr. Tatano. Vote 6-0. Motion carried.

### **D. NOMINATION OF VICE-CHAIRMAN**

Mr. Tatano made a motion to nominate Mr. Utzman as Vice-Chairman, seconded by Mr. Bejster. Vote: 6-0. Motion carried.

### **E. NOMINATION OF SECRETARY**

Mr. Utzman made a motion to nominate Mr. Tatano as Secretary, seconded by Mrs. Durbin. Vote: 6-0. Motion carried.

### **F. NOMINATION OF ASSISTANT SECRETARY**

Mr. Utzman made a motion to nominate Mrs. Durbin as Assistant Secretary, seconded by Mr. Bejster. Vote: 6-0. Motion carried.

### **G. CONSIDERATION TO RECOMMEND HEMPFIELD TOWNSHIP COMPREHENSIVE PLAN CONSULTANT**

A short discussion was held to refresh the commission on the three consultants that presented their proposals. The three consultants are: Mackin, HRG, and EPD.

Mr. Utzman made a motion to recommend EPD as the Hempfield Township Comprehensive Plan Consultant, seconded by Mr. Tatano. Vote: 2-1(Smith)-3 abstain (Bejster, Durbin, Jamnik). Motion carried.

**H. CITIZENS COMMENTS – NONE**

**I. STAFF COMMENTS**

Mr. Karnash distributed a document created and issued by the state which explains the role of the Planning Commission and encouraged all members to read it.

**J. APPROVAL OF MINUTES**

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

Mr. Utzman made a motion seconded by Mr. Jamnik to approve the minutes from December 1, 2021 Hempfield Township Planning Commission Meeting. Vote: 6-0. Motion carried.

**K. ADMINISTRATIVE PLANS**

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

1. Sasso & Valley Green Westmld      Subdivision                      Public                      SR  
 Lot Line Revision

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

**COMMENTS**

Mr. Joe Vidakovich of Jones Consultants represented the Sasso & Valley Green Westmoreland Lot Line Revision Subdivision Plan. He explained that the purpose of this plan is just a lot line revision to give Sasso acreage. The staff recommends forwarding the Sasso & Valley Green Westmoreland Lot Line Revision Subdivision Plan to the Board of Supervisors for final approval contingent upon: 1) addition of Township Plan number 2.) revise the recording date to reflect 2022 3.) add non-building nomenclature for parcel A.

**MOTION**

Mr. Utzman made a motion seconded by Mr. Bejster to forward the Sasso & Valley Green Westmoreland Lot Line Revision Subdivision Plan to the Board of Supervisors for final approval contingent upon: 1) addition of Township Plan number 2.) revise the recording date to reflect 2022 3.) add non-building nomenclature for parcel A. Vote: 6-0. Motion carried.

2. Cherry Creek                      Zone Change                      Public                      A to SR

<b>Owner:</b>	A&C Property Holdings, LLC	<b>Plan No.</b>	20210784		
<b>Applicant:</b>	MSD- Cherry Creek, LLC	<b>Wk.Ord.</b>			
<b>Eng./Surveyor</b>	KDH Consulting Engineers, Inc.				
<b>Location:</b>	Armburst Road – Old Cherry Creek Golf Course				
<b>Tax Map:</b>	50-33-00-0-225 & 50-33-00-0-072	<b>Acreage</b>	104 +/-	<b>Lot(s):</b>	2
<b>Purpose:</b>	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.				

**COMMENTS**

Mr. Ben Mollard of KDH Consulting Engineers, Inc. represented the Cherry Creek Zone Change. The staff acknowledged that there will be a public hearing to vote on the zone change.

**MOTION**

Mr. Bejster made a motion seconded by Mr. Tatano to forward the Cherry Creek Zone Change to the Board of Supervisors to schedule a hearing. Vote: 6-0. Motion carried.

3. <b>Menear Subdivision &amp; Consolidation Plan</b>	<b>Subdivision</b>	<b>Public</b>	<b>A</b>	_____	
<b>Owner:</b>	Perry Menear	<b>Plan No.</b>	20210789		
<b>Applicant:</b>	Perry Menear	<b>Wk.Ord.</b>	20210486		
<b>Eng./Surveyor</b>	Dennis M. Rosatti Associates				
<b>Location:</b>	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)				
<b>Tax Map:</b>	50-13-11-0-001 & 50-13-00-0-152	<b>Acreage</b>	25.725	<b>Lot(s):</b>	2
<b>Purpose:</b>	The purpose of this plan is to straighten & square the boundary line between the residential house and the property of Menear, Inc.				

**COMMENTS**

Mr. Dennis Rosatti represented the Menear Subdivision & Consolidation Plan. He explained that the purpose of the plan is to adjust boundary lines to straighten out properties for the house and the property of Menear, Inc. The staff recommends forwarding the Menear Subdivision & Consolidation plan to the Board of Supervisors contingent upon 1.) addition of Township plan number 2.) addition of non-building nomenclature for Parcels A & B and 3.) sanitary sewer lateral marked on A-1 and easement information.

**MOTION**

Mr. Utzman made a motion seconded by Mr. Tatano to forward the Menear Subdivision & Consolidation Plan to the Board of Supervisors for final approval contingent upon 1.) addition of Township plan number 2.) addition of non-building nomenclature for Parcels A & B and 3.) sanitary sewer lateral marked on A-1 and easement information. Vote: 6-0. Motion carried.

4. <b>Revised Robert &amp; Jessie Marto Plan</b>	<b>Subdivision</b>	<b>Public</b>	<b>SR</b>	_____	
<b>Owner:</b>	Mark Rega and Aimee Churchel	<b>Plan No.</b>	20210791		
<b>Applicant:</b>	Mark Rega and Aimee Churchel	<b>Wk.Ord.</b>	20210488		
<b>Eng./Surveyor</b>	Dennis M. Rosatti Associates				
<b>Location:</b>	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.				
<b>Tax Map:</b>	50-21-08-0-155	<b>Acreage</b>	.887	<b>Lot(s):</b>	1
<b>Purpose:</b>	The purpose of this plan is to remove the non-building designation as shown on the previous plan.				

**COMMENTS**

Mr. Dennis Rosatti represented the Revised Robert & Jessie Marto Plan. He explained that the purpose of this plan is to remove the non-building designation from a previously recorded plan. The staff recommends forwarding the Revised Robert & Jessie Marto Plan to the Board of Supervisors contingent upon 1.) the addition of the Township plan number and 2.) GGSA/MAWC/DEP approval.

**MOTION**

Mr. Bejster made a motion seconded by Mr. Jamnik to forward the Revised Robert & Jessie Marto Subdivision Plan to the Board of Supervisors for final approval contingent upon: 1.) the addition of the Township plan number and 2.) GGSA/MAWC/DEP approval.

**L. 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                                      \_\_\_\_\_**

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

**COMMENTS**

Mr. Eric Guzzy represented the Guzzy Plan 2 Subdivision Plan. He noted that the family was approached by people who are interested in purchasing land to build homes. They will subdivide off two lots. The staff recommends forwarding the Guzzy Plan 2 Subdivision Plan to Technical Review.

**MOTION**

Mr. Bejster made a motion seconded Mrs. Durbin to forward the Guzzy Plan 2 Subdivision Plan to Technical Review. Vote: 6-0. Motion carried.

2. **Carl Miller Plan of lots                                      Subdivision                                      A                                      \_\_\_\_\_**  
**Minor Subdivision of Lot 4**

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

**COMMENTS**

Mr. Joe Vidakovich of Jones Consultants represented the Carl Miller Plan of Lots Minor Subdivision of Lot 4 Plan. The purpose of this plan is to subdivide lot 4 into three new buildable lots. The staff recommends forwarding this plan to Technical Review.

**MOTION**

Mr. Utzman made a motion seconded by Mr. Jamnik to forward the Carl Miller Plan of Lots Minor Subdivision of Lot 4 to Technical Review. Vote: 6-0. Motion carried.

## 3. Darren &amp; Jill Dorn                                  Subdivision                                  On-Lot                                  A

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

**COMMENTS**

Mr. Dennis Rosatti represented the Darren & Jill Dorn Subdivision Plan. The purpose of this plan is to build one new single-family home on parcel A and isolate all other existing structures on a different parcel. It was also noted by staff that the Dorn's have done a lot of work to prep this site for construction as they are fixing a lot of issues.

**MOTION**

Mrs. Durbin made a motion seconded by Mr. Utzman to forward the Darren & Jill Dorn Subdivision Plan to Technical Review. Vote: 6-0. Motion carried.

**M. PLANS TO BE TECHNICALLY REVIEWED**

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

**COMMENTS**

Mr. Greg Courniotis of KU Resources represented the Smail Ford / Lincoln Dealership Site Plan. The comment letter sent by Hempfield Township was reviewed and there are a number of outstanding items. Staff recommends forwarding the Smail Ford/Lincoln Dealership Site Plan to the Board of Supervisors for final approval contingent upon 1.) HOP to Route 30 and PennDot Scope Form – study for traffic 2.) NPDES Permit 3.) Township Driveway permit approval 4.) Stormwater management approval 5.) MAWC / DEP approval.

**MOTION**

Mr. Utzman made a motion seconded by Mr. Tatano to forward the Samil Ford / Lincoln Dealership Site Plan to the Board of Supervisors for final approval contingent upon 1.) HOP to Route 30 and PennDot Scope Form – study for traffic 2.) NPDES Permit 3.) Township Driveway permit approval 4.) Stormwater management approval 5.) MAWC / DEP approval. Vote: 5-0-1 abstain (Durbin). Motion carried.

**N. OLD BUSINESS**

**O. NEW BUSINESS**

Welcome to all new members of the Hempfield Township Planning Commission.

**P. ADJOURNMENT**

The meeting of the Hempfield Township Planning Commission was adjourned at 6:52 pm by Mr. Smith with a motion made by Mr. Tatano and seconded by Mr. Bejster. Vote: 6-0. Motion carried.

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**CHAIRMAN**