

# HEMPFIELD

— TOWNSHIP —

## PLANNING COMMISSION MONTHLY PUBLIC MEETING

April 6, 2022 | 6:00 pm

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

Staff Present:         Mr. Patrick Karnash                     Mr. Dan Schmitt  
                                Ms. Maria Rossi                         Mrs. Amy Frye

### 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. Dana Smith.

### B. CITIZENS COMMENTS

None

### C. STAFF COMMENTS

None

### D. APPROVAL OF MINUTES

#### 1. Consideration to Approve the Minutes from the March 2, 2022 Hempfield Township Planning Commission Monthly Meeting

Mr. Tatano made a motion seconded by Mr. Bejster to approve the minutes from the March 2, 2022 Hempfield Township Planning Commission Meeting. Vote: 6-0. Motion Carried

### E. ADMINISTRATIVE PLANS

	PLAN INFORMATION	PLAN TYPE	SEWAGE	ZONING	ACTION TAKEN
1. 4th Addition to the Subdivision of Lot 3 in the Helen E Fox 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.				

**COMMENTS:** Mr. Rosatti explained that lot 3D will be created out of lot 3 and will become part of Lot 5 that is owned by Chris & Diane Keller. Mr. Karnash asked that the township plan number be added.

**MOTION:** Mrs. Ward made a motion seconded by Mr. Bejster to move this on to Technical Review. Vote 6-0. Motion Carried.

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

<b>Owner:</b>	MJL Development	<b>Plan No.</b>	PA-22-15		
<b>Applicant:</b>	Richard Kauffman	<b>Wk.Ord.</b>	N/A		
<b>Eng./Surveyor</b>					
<b>Location:</b>	intersection of Route 30 E and Old Route 30. Adjacent to Sheetz and Peaches N Cream				
<b>Tax Map:</b>	50-22-04-0-013, 018, 020, 099, 109	<b>Acreage</b>	15.951	<b>Lot(s):</b>	5
<b>Purpose:</b>	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.				

**COMMENTS:** Mr. Karnash stated we’ve seen different variation of the Smail site between Route 30 and Old Route 30. This is the consolidation of all the remaining parcels on that lot to accommodate the site plan for Ford Lincoln dealership and garage. Simply just a consolidation. From the staff they need to add the plan number and the share their land hooks.

**MOTION:** Mr. Bejster made a motion seconded by Mr. Tatanoto move this on for Technical Review. Vote: 6-0. Motion carried.

**Matthew A. Laskey Consolidation Plan**                      **Subdivision**                      **Public**                      **SR**                      \_\_\_\_\_

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

**COMMENTS:** Mr. Rosatti stated that they are consolidating the three parcels so that they can build an addition onto the existing structure. Mr. Karnash asked that the township plan number be added.

**MOTION:** Mr. Bejster made a motion seconded by Mrs. Durbin that this be moved on for Technical Review. Vote 6-0. Motion carried.

**PLANS TO BE REVIEWED FOR COMPLETENESS & FORWARDED FOR TECHNICAL REVIEW:**

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

1. **Pushnik Brothers Plan No. 3**                      **Subdivision – Minor**                      **Public**                      **VR**                      \_\_\_\_\_

<b>Owner:</b>	Ronald Pushnik	<b>Plan No.</b>	PA-22-11		
<b>Applicant:</b>	Timothy Bryer	<b>Wk.Ord.</b>	N/A		
<b>Eng./Surveyor</b>	Dennis Rosatti				
<b>Location:</b>	Property is located at the intersection of Garden Street and Thomas School Road				
<b>Tax Map:</b>	50-21-05-0-034 <b>correction</b> 50-21-09-0-034	<b>Acreage</b>	9.2282	<b>Lot(s):</b>	3
<b>Purpose:</b>	The purpose of this plan is to create two new buildable lots for single family dwellings				

**COMMENTS:** Mr. Rosatti stated that they would like to subdivide two parcels of land off of here so that two single family homes can be built. They will keep a 50ft right-of-way for any future subdivisions and utilities. There is public sewage and they will complete a Component 3 Planning Module. Mr. Smith asked if the Tax ID number was correct and Mr. Schmitt asked that they clarify the limits of the 50ft. right-of-way. Mr. Karnash made the recommendation that this be forwarded for Technical Review.

**MOTION:** Mrs. Ward made a motion seconded by Mr. Tatanoto move this on for Technical Review. Vote:6-0. Motion carried.

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

<b>Owner:</b>	DSD Properties & Real Estate	<b>Plan No.</b>	PA-22-7
<b>Applicant:</b>	Dennis Rosatti	<b>Wk.Ord.</b>	N/A
<b>Eng./Surveyor</b>			
<b>Location:</b>	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		
<b>Tax Map:</b>	50-16-00-0-006	<b>Acreage</b>	1 <b>Lot(s):</b> 2
<b>Purpose:</b>	The purpose is to subdivide one lot with a single-family residence from the other two dwellings		

**COMMENTS:** The property is owned by Jonathan DelGrosso and they have already gone in front of the Zoning Hearing Board about the lot size reduction and were given approval. They are looking to subdivide lot 1 from the other two dwellings. Lot 1 will then be sold and other will be rented out.

**MOTION:** Mr. Utzman made a motion seconded by Mr. Bejster that this be moved on to Technical Review. Voted: 6-0. Motion Carried

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

<b>Owner:</b>	Word of Life Ministries	<b>Plan No.</b>	PA-22-9
<b>Applicant:</b>	Christopher Hamm	<b>Wk.Ord.</b>	N/A
<b>Eng./Surveyor</b>			
<b>Location:</b>	Rear Portion of the Word of Life Church		
<b>Tax Map:</b>	50-22-00-0-222 <b>correction</b> 50-20-00-0-222	<b>Acreage</b>	<b>Lot(s):</b>
<b>Purpose:</b>	Construction of Storage Building		

**COMMENTS:** Mr. Hamm stated that it is a 3,200 sq ft building they are building. They applied and were granted a variance. This is just a storage building there is no plumbing. Just electric and a storm water pit for extra storm water run-off. Mr. Schmitt asked the height of the building. Mr. Karnash asked for clarification purposes if it was cold storage? Mr. Hamm said yes. Mrs. Ward asked if it was going beside where the existing building is. Mr. Hamm, yes, there will be enough room to move trucks in between. Mr. Smith asked that the tax number be corrected from 22 to 20. Mr. Karnash asked that this be moved on for Technical Review.

**MOTION:** Mrs. Ward made a motion seconded by Mrs. Durbin that this be moved on to Technical Review. Voted: 6-0. Motion Carried.

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

<b>Owner:</b>	Adam Eidemiller	<b>Plan No.</b>	PA-22-10
<b>Applicant:</b>	Eat'n Park Hospitality Group	<b>Wk.Ord.</b>	N/A
<b>Eng./Surveyor</b>	Matthew Smith		
<b>Location:</b>	corner of Donohoe Rd and Route 30		
<b>Tax Map:</b>	50-16-00-0-130	<b>Acreage</b>	1.005
<b>Purpose:</b>	<b>Lot(s):</b> 1 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.		

**COMMENTS:** Mr. Jesse Stock with Eat-N-Park explained that the Pick-up Window was indeed just a pick-up window. It will be for those who call for takeout. You will not be able to place an order at the window. The square footage of the building will not change except for the little bump out for the window. This will be their 47th location to have a pick-up window and each location typically has 20 pick-up orders per day. Mrs. Ward asked if it would wrap around the building incase there are several there to pick up at once. Mr. Stock stated that they don't like to stack more than 3 vehicles at a time. Mr. Utzman asked if Penn Dot would need notified about any of this. Mr. Stock said that they did reach out to Penn Dot, but Penn Dot said that they do not need approval from them for what they are doing. Mr. Schmitt said that they have had an advisory meeting previous to this about the pick-up window and Penn Dot feels there is enough room there and that it won't be an issue. Mr. Karnash asked that this be moved on for Technical Review.

**MOTION:** Mrs. Ward made a motion seconded by Mr. Utzman that this be moved on to technical review. Voted 6-0. Motion Carried

## 5. AL. Neyer – Lot 16                      Site Plan                      Public                      LI

<b>Owner:</b>	Westmoreland County Industrial Development Corporation	<b>Plan No.</b>	PA-22-14
<b>Applicant:</b>	AL. Neyer, LLC	<b>Wk.Ord.</b>	N/A
<b>Eng./Surveyor</b>	H.F. Lenz Company		
<b>Location:</b>	The project site is located on Lot 16 of the WCIDC Technology Park II, just north of Excel Drive.		
<b>Tax Map:</b>	50-41-00-0-169	<b>Acreage</b>	13.16
<b>Purpose:</b>	<b>Lot(s):</b> 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.		

**COMMENTS:** The representative for Al. Neyer stated that the building will be a mirror image of the one across the street. They have applied for the Component 3 Planning Module with DEP and the MDS permit. Mr. Smith asked if they have a tenant yet for the building. No, there is not a tenant at the moment. Mr. Karnash asked that this be forwarded for Technical Review.

**MOTION:** Mrs. Durbin made a motion seconded by Mr. Bejster that this be moved on for technical review. Voted:6-0. Motion carried.

## F. PLANS TO BE TECHNICALLY REVIEWED

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

**COMMENTS:** Troy Hollsopple stated that MDS DEP sewage application is getting ready to be submitted. The engineer is working on the HOP & traffic study. Planning module has been submitted. Mrs. Ward asked what kind of homes. It was said they would be single family like the ones at Oak Ridge. Mr. Smith asked if they have any other way to route the entrance? Mr. Hollsopple said no, not really. Mr. Paul Himler who owns the property next to this proposed development asked if he could speak. He has concerns about the setbacks in location to his house, water, creek flooding and sewage tap in. Mr. Schmitt said that there are storm water plans and they will be monitoring them closely. He also mentioned that neighboring properties only need to be notified if there is a variance or zoning change. Mr. Karnash said there are 5 things that need to be done before plan can be approved 1. DEP SEO plan, 2. Traffic study & driveway permitting, 3. Stormwater approval, 4. Street name approval by Westmoreland County 911, 5. MDS approval. Mr. Smith asked if we needed to look at this again because of all that still needs done. Mr. Karnash said this is standard and Mr. Schmitt said that if anything fails, they will have to come back.

**Motion:** Mrs. Ward made a motion seconded by Mr. Tatano to forward this on to the supervisors. Voted: 6-0. Motion carried.

## G. OLD BUSINESS

NONE

## H. NEW BUSINESS

Mr. Karnash mentioned that the township received a resignation letter from Mrs. Suzanne Ward. The township would like to thank her for her time and offer their congratulations. Also advised that the township would be looking for someone to replace her on the Planning Commission board.

**I. ADJOURNMENT:** The meeting of the Hempfield Township Planning Commission was adjourned at 6:44pm by Mr. Smith with a motion made by Mrs. Ward and seconded by Mr. Utzman. Vote 6-0. Motion Carried.

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CHAIRMAN