



used in a long time, but plans are to refurbish it and make it what it once was. Lot #1 they are revising the lot lines to match the deed for the entire track which is Lot #3. Lot # 2 comes out of Lot#3. Lot #1 is by itself but is reconfigured to make it look like the surveys that were done back in the 80's. Lot #3 is the remaining will be purchased and has a proposed buyer.

Mr. Utzman made a motion. Seconded by Mr. Jamnik to send this on for technical review. Voted 6-0. Motion Carried.

## **2. PA-22-18 – Cunningham Subdivision Plan No. 1**

Mr. Rosatti stated that the two houses on this property are on one lot. They were built before zoning was in place. One of the houses has been refurbished and will be sold. The other will be kept and maintained, for now, by the current owner. They do need to get ZHB approval for the lot sizes, but wanted to get the planning approval now instead of waiting another month.

Mrs. Ward made a motion. Seconded by Mr. Smith to send this on for technical review pending ZHB approval of lot sizes. Voted 6-0. Motion carried.

## **G. PLANS TO BE TECHNICALLY REVIEWED**

### **1. PA-22-11 -- Pushnik Brothers Plan No. 3 Subdivision**

Mr. Rosatti stated that the Township plan number has been added but they did not get the updated plans to Patrick because they made some other corrections/revisions to the plan. Still waiting on Component 3 Planning Module approval. They will have all that paperwork to MAWC this week. Mr. Schmitt asked about parcels 7&8 having access to the sanitary sewer easement. Mr. Rosatti said that it would be written into the deed.

Mrs. Ward made a motion seconded by Mr. Jamnik to forward this on for supervisor approval. Voted 6-0. Motion carried.

### **2. PA-22-7 -- DSD Properties Subdivision**

Mr. Rosatti stated that the township plan number has been added and a note was added regarding the ZHB results. It is in the process of being signed and notarized.

Mr. Bejster made a motion seconded by Mr. Utzman to forward this on for supervisor approval. Voted 6-0. Motion carried.

### **3. PA-22-9 -- Word of Life Site Plan**

Mr. Mullar with KDH Engineers stated that the township plan number and ZHB approvals have been added to the plans. They are still waiting on stormwater approval which they have not received yet. It is currently under review.

Mrs. Ward made a motion second by Mr. Tatano to forward this on for supervisor approval pending storm water approval. Voted 6-0. Motion carried

#### **4. PA-22-10 -- Eat'n Park Pick up Window Site Plan**

Mr. Stock stated that the township plan number will be added. He didn't realize it needed to be added until late in the day and didn't get it done. Mr. Smith asked if they had considered making the Route 30 entrance and exit only. He also asked about emergency vehicles accessing the property. Mr. Tatano stated that he is against this happening because he is concerned about the safety of those entering and exiting on Route 30. He also asked if the handicapped spaces would be moved and where the sign would be moved to. Mr. Stock stated that in their research the Route 30 entrance is the least used entrance. The handicapped spots would not be moved because of the sidewalk there is handicapped accessible and the sign would be moved down. They do not anticipate a traffic back up because this is a pick window only. There will only be so many people picking up at certain times. If there are more than three cars waiting, they would be asked to move to parking spaces. Mrs. Ward stated that there would have to be 50+ cars in order for there to be traffic backed up onto Route 30. Also, Penn Dot doesn't have any issues and Eat'n Park is not expecting there to be an increase in traffic.

Mrs. Ward made a motion seconded by Mr. Bejster to move this on for supervisor approval with the contingency that a stop sign and other traffic control signage be placed along the front of the building so that people are slowing down when coming out of the new lane to get back on to Route 30. Voted 5-1. Motion carried.

#### **5. PA-22-14 -- AL. Neyer – Lot 16 Site Plan**

Mr. Klemet with HF Lens Company stated that the township plan number was added. They are still waiting for the approvals for stormwater, MAWC/DEP, NPDES/ES approval from Westmoreland Conservation District and also Township Fire Department Approval. Mr. Karnash said that he spoke to the township Deputy Chief and they are good with plans submitted. Mrs. Ward asked if they found a tenant yet. Mr. Klemet said that was a question for their solicitor, Samantha, to answer. Samantha said that they do not have a tenant yet. That they would like to move forward with plan as they are and when a tenant is found they will apply for the permits needed to make any changes that are needed. Mr. Utzman asked if they have submitted to the Conservation District yet. Mr. Klemet said yes everything has been submitted to them.

Mr. Utzman made a motion seconded by Mr. Tatano to forward this on to the supervisor pending all approvals are granted. Voted 6-0. Motion carried.

### **H. OLD BUSINESS**

NONE

### **I. NEW BUSINESS**

Mr. Smith asked if a replacement for Mrs. Ward had been appointed yet. Mr. Karnash said it was tabled at the last supervisors meeting and rescheduled for May. He will keep everyone informed after the May meeting.

### **J. ADJOURNMENT**

The meeting of the Hempfield Township Planning Commission was adjourned at 6:45pm by Mr. Smith with a motion made by Mrs. Ward and seconded by Mr. Bejster. Vote 6-0. Motion Carried.

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**CHAIRMAN**