

HEMPFIELD

— TOWNSHIP —

PLANNING COMMISSION MONTHLY PUBLIC MEETING

June 1, 2022 | 6:00 pm

Members Present: Mr. Ed Bejster Mr. Dana Smith
Mrs. Becky Durbin Mrs. BettyJean Sweitzer

Staff Present: Mr. Patrick Karnash Mr. Dan Schmitt
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 May 4, 2022 Hempfield Township Planning Commission Monthly Meeting

Mr. Bejster made a motion seconded by Mrs. Durbin to approve the minutes from the May 4, 2022 Hempfield Township Planning Commission Meeting. Vote: 3-0-1. Mrs. Sweitzer abstained. Motion Carried

E. ADMINISTRATIVE PLANS

PA-22-20 – Emma Rose Cox Lot Consolidation Plan

Mr. Bove spoke regarding the Emma Rose Cox consolidation plan. There are two 70ft lots that they would like to make into one lot and build a house in the middle of the two. Two contingencies need to be met before supervisor approval. 1. Add township plan number. 2. Ad township hold harmless verbiage.

Mr. Bejster made a motion. Seconded by Mrs. Durbin that this be forwarded for supervisor approval pending the above contingencies are met. Voted 4-0. Motion Carried.

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

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

Mr. Cenker stated that the property was divided by the Route 66 Bypass and they are looking to subdivide in to two parcels. Parcel A & Lot 101. Parcel A has a non-building waiver and has a private right-of-way will be sold to a utility company and Lot 101 will be retained by the owner. Mrs. Sweitzer asked about the plan showing that the PA 1 call was not completed. Mr. Karnash said that it was not needed for this plan. That is just letting everyone know that they PA 1 call was not done and will need to be done before any digging. There are four contingencies that need to be met before technical review. 1. Add township plan number, 2. Ad purpose to the plan, 3. Ad verbiage to the plan for Parcel A that due to construction of Route 66 there is no frontage 4. Ad indemnification/hold harmless township language.

Mrs. Sweitzer made a motion. Seconded by Mr. Bejster that this be forwarded to Technical Review once all contingencies have been met. Voted 4-0. Motion Carried.

PA-22-21 – Mitchell Plan Lot No 4

Mr. Mitchell stated that he is asking to change this lot (Lot 401) from non-buildable to buildable. Mr. Schmitt stated that this lot was going to be added on the Luther's property, but that fell through when the Luther's and Mr. Mitchell could not reach an agreement that is why it changed to non-buildable. Mr. Mitchel said that all utilities are there and available to use and that he has buyers for the property. The following contingencies need to be met before this can be forwarded to the supervisors. 1. Add township plan number, 2. Provide evidence that David Vereb & Alicia Wolfe have granted the easement across lot 303, 3. DEP/MAWC Approval, 4. Add not that Hempfield Township driveway permit is required 4. In instrument number 202104120014256 lot 305 is designated as a side lot addition. Clarify purpose stating that the land hook is being removed and it is becoming a standalone, buildable lot.

Mrs. Sweitzer made a motion. Seconded by Mr. Bejster that this plan be moved on to the Supervisors for approval pending all contingencies are met. Voted 4-0. Motion carried.

G. PLANS TO BE TECHNICALLY REVIEWED

1. PA-22-17 – Greensburg Concrete Block Company Subdivision and Lot Line Revision Plan

Mr. Rosatti stated that the township plan number, right-of-way clarification, non-conforming structure and utility easement for overhead power lines have all been done or met. Mr. Schmitt said they are good with the right-of-way and asked about the sewage on lot #3. Mr. Rosatti stated that is a septic tank. Mr. Schmitt said that it would need to be located and added.

Mrs. Sweitzer made a motion. Seconded by Mr. Bejster that this be moved on for supervisors' approval once the septic has been added. Voted 4-0. Motion carried.

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

Mr. Rosatti spoke and stated that all contingencies have been met. Including the township plan #, variance information and findings, all pre-existing non-conforming structures on the lot have been noted, the building lines per ZHB were added and no cross easements of utilities was verified.

Mr. Bejster made a motion. Seconded by Mrs. Durbin that this be moved on for supervisors' approval. Voted 4-0. Motion carried.

H. OLD BUSINESS

I. NEW BUSINESS

J. ADJOURNMENT

VICE CHAIRMAN