

HEMPFIELD

— TOWNSHIP —

PLANNING COMMISSION MONTHLY PUBLIC MEETING

July 6, 2022 | 6:00 pm

Members Present: Mr. Bill Utzman Mr. Brian Jamnik
Mrs. Becky Durbin Mrs. BettyJean Sweitzer
Mr. Rick Tatano

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

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. CITIZENS COMMENTS

None

C. STAFF COMMENTS

None

D. APPROVAL OF MINUTES

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

Mrs. Durbin made a motion seconded by Mrs. Sweitzer to approve the minutes from the June 1, 2022 Hempfield Township Planning Commission Meeting. Vote: 5-0 Motion Carried

E. ADMINISTRATIVE PLANS

1. PA-22-24 – Barnes-Welch Subdivision & Consolidation Plan

Mr. Rosatti spoke regarding the Barnes-Welch Subdivision & Consolidation Plan. Originally Lots A, B, C & D were subdivided. Now subdividing Lot D and merging it to the Travis and Christina Welch lot. Three contingencies need to be met before supervisors' approval. 1. The township plan number needs to be added, 2. Land hooks for Parcels A, B & C need to be shown, 3. A note that Parcel D is a non-buildable lot needs to be added.

Mr. Tatano made a motion. Seconded by Mr. Jamnik that this be forwarded for supervisor approval pending the above contingencies are met. Voted 5-0. Motion Carried.

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

1. PA-22-22 - Use and Preliminary & Final Major Site Plan of Chick-Fil-A

Tyler spoke regarding Chick-Fil-A renovation. They will be adding a second drive thru. Canopy's will be placed in both drive thru areas. There will be a kitchen upgrade which will include less seating in the dining area to make more room for kitchen prep. There were no contingencies to be added.

Mrs. Durbin made a motion. Seconded by Mrs. Sweitzer that this be moved on for technical review. Voted 5-0. Motion carried.

2. PA-22-23 – Proposed Mazda Dealership

Greg Kournoitis with KU Resources spoke about the proposed Mazda dealership. They will be demolishing the current KIA building and putting up a 14,000 SF building. Currently there is no stormwater management there and what they are proposing will handle water from the roof and part of the parking area adjacent to Georges Station Road and Route 30. Questions were asked about where KIA would be going. It was then explained where the KIA, Mazda and Ford would each be located.

Mr. Jamnik made a motion. Seconded by Mrs. Durbin that this be moved on for technical review pending any contingences found are met. Voted 5-0. Motion carried.

G. PLANS TO BE TECHNICALLY REVIEWED

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

Mr. Cenkner spoke regarding the Ronald J. Miller Plan No 1. All contingencies were met. Those contingencies were adding the Township Plan No., adding the purpose, verbiage was added that there in no frontage and indemnification/hold harmless Township language was also added.

Mrs. Sweitzer made a motion. Seconded by Mr. Utzman that this be forwarded for supervisor approval. Voted 5-0. Motion Carried.

H. OLD BUSINESS

None

I. NEW BUSINESS

None

J. ADJOURNMENT

The meeting of the Hempfield Township Planning Commission was adjourned at 6:14pm by Mr. Utzman with a motion made by Mrs. Durbin and seconded by Mr. Jamnik. Vote 5-0. Motion Carried.

CHAIRMAN