

# HEMPFIELD — TOWNSHIP —

## PLANNING COMMISSION MONTHLY PUBLIC MEETING

August 3, 2022 | 6:00 pm

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

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. Dana Smith.

### B. CITIZENS COMMENTS

None

### C. STAFF COMMENTS

None

### D. APPROVAL OF MINUTES

#### 1. Consideration to Approve the Minutes from the July 6, 2022 Hempfield Township Planning Commission Monthly Meeting

Mr. Utzman made a motion seconded by Mr. Tatano to approve the minutes from the July 6, 2022 Hempfield Township Planning Commission Meeting. Vote: 5-0-1 Mr. Smith Abstained. Motion Carried

### E. ADMINISTRATIVE PLANS

#### 1. ZHB-22-15 – 285 & 287 Old Route 30

Mr. Karnash stated that LMJ Partners, L.P. is requesting zoning change from Suburban Residential (SR) to Regional Commercial (RC). The adjacent properties, also owned by the property owner, are zoned RC and they are in the process of consolidating all the lots and would like to have these two lots also zoned RC for the consolidation.

Mrs. Durbin made a motion to forward this on the supervisors for approval. Seconded by Mr. Bejster. Voted 6-0. Motion Carried.

**2. PA-22-27 - LMJ Development LP Consolidation Plan No. 3**

Mr. Ferris stated that they are planning to consolidate all the properties into one parcel number if the zoning change for two of the parcels is approved. Mr. Karnash stated that there are three contingencies that need to be met. Those are 1. Township plan number needs to be added. 2. Drawings need to show all land hooks and 3. Note that all structures already existing on the parcels will be demolished.

Mr. Jamnik made a motion seconded by Mr. Tatano that pending contingencies are met that this be forwarded to supervisors for approval. Vote 6-0. Motion Carried.

**3. PA-22-25 – Salandro – Class Lot Line Revision**

Mr. Karnash spoke about this project. The lot being sold is in two municipalities. Mr. Smith stated that it looks simple enough. That one is selling to the other. Mr. Karnash agreed that it is fairly simple. Just crosses municipality lines. Mr. Utzman asked if this has gone through Greensburg and Mr. Karnash stated that it is in the process of going through there at this time. The following contingencies need to be met before going to the supervisors, 1. Township plan number needs to be added and 2. The non-building statement also needs to be added to the plan.

Mrs. Durbin made a motion seconded by Mr. Bejster that this be forwarded to supervisors for approval pending the two contingencies are met. Vote 6-0. Motion carried.

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

**1. PA-22-26 – Callen Farm Plan**

Robert Deglau spoke about the Callen Farm Plan. The farm is vacant and someone would like to buy 13 acres (Lot 1) the frontage is in Hunker and the non-buildable lot is in Hempfield Township. They do plan to sell the rest of the acreage as well in the future. He also stated that Brandon with MAWC is ready to process the lot. Mr. Schmitt asked what is considered frontage? Is it the 60' Right-of-way? Mr. Deglau stated that there is a land hook there. Mr. Karnash recommended that this be forwarded on to Technical Review.

Mr. Bejster made a motion seconded by Mr. Utzman that this be forwarded on for Technical Review. Vote: 6-0. Motion carried.

**2. PA-22-28 – Graham M&R Site**

Mr. Karnash stated that we don't usually see these, but it came through the system. We are going to remove it from the agenda. Vote: 6-0. Motion Carried.

**G. PLANS TO BE TECHNICALLY REVIEWED**

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

Mr. Thornton stated that with this plan they will adding a second drive thru with canopies along with kitchen improvements for efficiency.

Mr. Utzman made a motion seconded by Mrs. Durbin to forward this on to the supervisors for approval. Vote 6-0. Motion carried.

## **2. PA-22-23 – Proposed Mazda Dealership**

Mr. Kourniotis spoke on the proposed Mazda dealership plans that will be happening at the current sight of KIA. The plans they have will make for an easier traffic flow and will handle storm water that currently is not being handled properly. Mr. Schmitt asked if the light poles would be moved. Mr. Kourniotis said they are leaving them where they are for the time being as it shows on the plans. Mr. Karnash asked about any cross easements. Mr. Kourniotis stated that there were cross easements and Mr. Schmitt said that if Smail were to sell that could cause issues and they need to note the presence of cross easements on the plans. Two of the five contingencies were met, the landscaping and lighting plans. There are three outstanding contingencies that need to resolved before supervisor approval 1. Hempfield Township stormwater approval, 2. Revised PennDOT HOP and 3. Note of any cross easements or shared parking.

## **H. OLD BUSINESS**

None

## **I. NEW BUSINESS**

None

## **J. ADJOURNMENT**

The meeting of the Hempfield Township Planning Commission was adjourned at 6:27pm by Mr. Smith with a motion made by Mr. Utzman and seconded by Mr. Jamnik. Vote 6-0. Motion Carried.

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**CHAIRMAN**