

TOWNSHIP OF INDIANA

PLANNING COMMISSION

APRIL 22, 2015

A regular meeting of the Indiana Township Planning Commission was called to order at 7:00 p.m. by Chairman Cecil Tranquill with the Pledge of Allegiance. The meeting was recorded on an audio cassette.

The roll was called and Planning Commission members present were Thomas Ceponis, David Geahry, Pat Miller, and Cecil Tranquill. Michael Rouggie did not attend. Also in attendance were Code Enforcement Officer Jeffrey S. Curti, Recording Secretary Jacquelyn Rouggie, and Township Engineer Daniel B. Slagle, P.E., from Nichols and Slagle Engineering.

REORGANIZATION MEETING MINUTES OF JANUARY 28, 2015

Mr. Geahry made a motion, seconded by Mr. Ceponis, to approve the January 28, 2015, Reorganization Meeting Minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

EICHENLAUB PLAN NO. 3 - SIMPLE SUBDIVISION

Commission Members were presented with a subdivision request consisting of subdividing a 13.892 acre lot into Lot #1, which will be 13.588 acres and an additional parcel for highway purposes, which will be 0.304 acres. The property is located approximately 0.3 miles north of the intersection of State Route 910 and Saxonburg Boulevard. The property is zoned "LI" Light Industrial. Terry Siefers, PLS, from Senate Engineering, John Nemmer and Heath Butler from Trumbull Corporation, as well as the property owner, Daniel Eichenlaub, were present.

Mr. Siefers said the PA Turnpike Commission, through their contractor Trumbull Corporation, needs to grade and fill an easement for highway purposes on Lot #1 of the previously subdivided Eichenlaub property. He said he found the Pennsylvania Turnpike had previously taken some of the property. He said the plan is to create an area for slope easements, which he plans to dedicate to the existing PennDOT property. He said the new lot is a substandard lot, and will be conveyed to PennDOT. Mr. Slagle told the Commission Members that he and Mr. Curti already had an Advisory Meeting with Senate Engineering and Trumbull Corporation regarding this request.

Mr. Slagle reviewed his letter dated April 20, 2015. He said the zoning district ("LI"- Light Industrial) needs to be added on the tract of land on the plan. Mr. Siefers questioned if a portion was zoned "VR"-Village Residential on the Zoning Map. Mr. Curti said this is just a 'color' issue - the entire property is zoned "LI".

Mr. Slagle asked if there were any natural and/or artificial features on the property. Mr. Siefers said there are not. Mr. Slagle said a minimum 20' drainage easement around Cedar Run that substantially conforms to the water course needs to be provided. Mr. Siefers said they have already located one and will show it on the revised plans. The graphic scale (1" = 60') needs to be put on the plans. Mr. Slagle continued that the right-of-way of Saxonburg Boulevard needs to be added to the plan. Mr. Siefers said that the right-of-way is variable.

Mr. Slagle said the seal and signature of the engineer, surveyor, or other qualified professional responsible for preparing the plan needs to be put on the plan. Also, the required certifications as stated in the Allegheny County Subdivision and Land Development Ordinance need provided. A note needs added onto the plan regarding Stormwater runoff and other environmental matters, as specified in the Township's SALDO.

Mr. Slagle said the minimum lot area in the "LI" Zoning District is 40,000 sq. ft. (0.92 acres). The proposed parcel for "highway purposes only" is 0.304 acres in size. A "Z" hook needs to be placed on the plan linking it to Saxonburg Boulevard since it will revert back to PennDOT eventually. Mr. Curti presented to the Board a letter submitted by PennDOT District 11 stating that the parcel will be conveyed back to them eventually.

Mr. Ceponis asked if this subdivision is being done basically for grading purposes. Mr. Slagle said it is. Mr. Tranquill asked how long the Saxonburg Boulevard bridge project is expected to last. Mr. Nemmer said until November, 2015.

Mr. Miller made a motion, seconded by Mr. Geahry, recommending approval of the Eichenlaub Plan No. 3 - Simple Subdivision, provided the outstanding items listed in the Township Engineer's letter dated April 20, 2015, are satisfactorily addressed. These items include:

- 1. Provide zoning district (LI-Light Industrial) of the tract on the plan.***
- 2. Provide a minimum 20' drainage easement around Cedar Run that substantially conforms to the water course.***
- 3. Provide graphic scale (1" = 60') on plan.***
- 4. Add the right-of-way width dimension of Saxonburg Boulevard to the plan.***
- 5. Provide the seal and signature of the engineer, surveyor, or other qualified professional responsible for preparing the plan.***
- 6. Provide required certifications as stated in the Allegheny County Subdivision and Land Development Ordinance.***
- 7. Add a note on the plan regarding Stormwater runoff and other environmental matters, as specified in the Township's SALDO (Chapter 1266.03, Section f.).***

8. ***The minimum lot area for the "LI" Zoning District is 40,000 sq. ft. (0.92 acres). The proposed parcel is for "highway purposes only" and is only 0.304 acres in size. A "Z" hook needs placed on the plan linking it to Saxonburg Blvd. since it will revert back to PennDOT eventually.***

Motion carried unanimously.

ADJOURNMENT

Mr. Geahry made a motion, seconded by Mr. Miller, to adjourn the April 22, 2015 , Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 7:13 p.m.

Jacquelyn A. Rouggie, Recording Secretary

APPROVED