

TOWNSHIP OF INDIANA PLANNING COMMISSION

MAY 27, 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, Michael Rouggie, and Cecil Tranquill. Pat Miller 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.

REGULAR MEETING MINUTES OF APRIL 22, 2015

Mr. Geahry made a motion, seconded by Mr. Ceponis, to approve the April 22, 2015, Regular Meeting Minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

GLENSHAW PROPERTIES - SITE PLAN

Commission Members were presented with a site plan to construct a garage on a commercially zoned parcel. The property is located on the western side of Saxonburg Boulevard, approximately 0.1 mile north of the intersection with Harts Run Road. The property is zoned "O/C" Office Flex Commercial. Carol Frohnert from North Hills Engineering was present to represent the property owner Glenshaw Properties (owned by Joseph DeBaldo).

Mr. Tranquill noted the land is currently a vacant, undeveloped parcel. A picture of the proposed garage was passed around for the Members to view. Ms. Frohnert said Mr. DeBaldo plans to use the garage for his personal use, not commercial use. He indicated he would like to store his Recreational Vehicle and a tractor in it. Mr. Cecil asked if any business is proposed to be run out of the garage. Mr. Frohnert said no. Mr. Slagle said the site plan application was received on May 13, 2015.

Mr. Slagle reviewed his letter dated May 22, 2015. He asked if there are any natural and/or artificial features on the property that may impact the site plan. Ms. Frohnert said there are not; it is just a grassy area. Mr. Slagle asked that the existence of the guide rail located along the western side of Saxonburg Blvd. be verified. Ms. Frohnert said the survey plan she is working from was done in 2008.

Mr. Slagle said the location of proposed driveway, parking facilities, loading spaces, landscaping, signs, lighting facilities and other site improvements need to be put on the plan. Ms. Frohnert said they plan to access the garage using the existing gate and driveway. Mr. Slagle said these need to be shown on the plans. Ms. Frohnert said the driveway is made of gravel. Mr. Slagle said according to Act 167, Stormwater Management review may be needed if it exceeds the exemption

permitted by the Township's Ordinance. Mr. Slagle asked if there will be any loading spaces; Ms. Frohnert said none are proposed. Mr. Slagle asked if there will be landscaping done; Ms. Frohnert said it will be minimal. Mr. Curti asked if they plan to access from Saxonburg Blvd. or Harts Run Road. Ms. Frohnert said from Saxonburg Blvd. Mr. Slagle said that due to the lower topography of the land, screening is not needed. The garage will be naturally screened. Mr. Slagle asked where the nearest home is located. Mr. Curti said he believes along Harts Run Road, about 400' away from the site. Mr. Slagle asked if any signs are proposed, or water and/or sewage. Ms. Frohnert said no; only electricity may be run to the garage. Mr. Slagle said the tabulation as required in the Ordinance regarding the utilities needs to be put on the plan. Also, a note needs added on the plan regarding Stormwater runoff and other environmental matters, as specified in the Township's SALDO.

Mr. Slagle continued with his letter, asking if any storage or lighting is proposed. Ms. Frohnert said no. A PaDOT Highway Occupancy Permit for the existing access driveway off of Saxonburg Blvd. needs provided. Ms. Frohnert said she was told by the previous owner, Pete DeBaldo, who is now deceased, had one but nobody can find it. Mr. Slagle said no building construction can occur within 50' of the edge of a natural water course unless approved in writing by the DEP. He said the FEMA maps show the flood plain area, and so does the plans. He said they propose to build 37' from the top of the bank. He asked for clarification from the PA DEP that the 50' rule does not apply.

A seal and signature from the engineer, surveyor or other qualified person responsible for preparing the plan needs provided. He also said he feels the scale shown on the plan may be inaccurate. Ms. Frohnert said she did not notice this. Mr. Slagle said he will have Rob Herring from his office show her where the inaccuracies are. Mr. Slagle said they need to indicate and provide the location of the total proposed earth disturbances on the plan. Also, the location of all proposed E&S control facilities need provided. Mr. Slagle said that additional permits will be required if the total disturbed area is over one acre.

Mr. Slagle said the main issues are the 50' distance from the stream, providing a Highway Access Permit, and showing the driveway, and any proposed lighting, signs, etc. on the plans. Mr. Tranquill asked if there will be lighting on the garage. Mr. Slagle said Ms. Frohnert indicated there will be no outside lighting. Mr. Tranquill questioned if there should be some, due to security issues. Mr. Curti said because the garage is going to be used for private use, and not commercial, lighting is not required. Mr. Curti noted the building shown on the plans does not match the picture of the proposed drawing that was shown; he said the doors appear to be on the wrong side. Mr. Slagle pointed out that Saxonburg Blvd. is a very busy road. Mr. Curti said due to the busyness of the roadway, he is concerned about access into and out of the building. He said they need to have proper sight distances.

Mr. Tranquill said it seems like a lot of work still needs to be done and clarified on the plan. Board Members agreed. Mr. Tranquill said he feels it would be good for these items to be addressed and then the site plan be presented again at the next Planning Commission Meeting.

Mr. Ceponis made a motion, seconded by Mr. Geahry, recommended tabling the Glenshaw Properties - Site Plan, until the outstanding items listed in the Township Engineer's letter dated May 22, 2015, are satisfactorily addressed. Motion carried unanimously.

OLD BUSINESS

IMPLEMENTATION OF MS4 STORMWATER PROGRAM

Mr. Curti said the MS4 Program is implemented through the DEP from a mandate by the EPA. The responsibility was then passed onto the municipalities to do the work, which is extremely time consuming. The point of the program is to manage stormwater runoff. Mr. Slagle said public education is an important part of implementing the program. The DEP wants municipalities to monitor all points of stormwater discharge. He said he agrees with Mr. Curti that a lot of work and time is involved at the Township level. Mr. Slagle said the program limits how lawns are fertilized, vehicles are washed, discharge of pollutants into streams, etc. He said the program began with an EPA mandate for implementation by the DEP. The DEP then decided it was up to each individual Township to handle.

Mr. Tranquill asked what is expected of the Townships to do. Mr. Slagle said there are extensive forms and paperwork that must be submitted. Mr. Curti said he has been required to attend a series of classes regarding MS4. Mr. Slagle said if Townships do not comply, then fines can be issued. Mr. Curti said he is working with the Road Department in providing the required inspections and completing the required forms that we believe need to be completed. He said he will do the best he can, but it is extremely time consuming and virtually impossible to do everything the DEP is requiring. Mr. Ceponis questioned runoff that comes into our Township from another municipality and how we can monitor this. Mr. Rouggie asked if every single discharge pipe needs to be monitored. Mr. Slagle said yes; pipes, all points of discharge, etc. need to be monitored. Mr. Ceponis asked how the Township can be required to monitor runoff from State and County roadways. Mr. Slagle stated that the State or County must administer their own programs for their point discharges. Mr. Curti said the Township is required to control the Township's portion. Mr. Tranquill asked who is expected to fund the extra costs for all of this additional work. The taxpayers? He said it sounds like it is going to be very costly. Mr. Slagle explained that the program is considered an "unfunded mandate", meaning there will be no funding municipalities can apply for to help out with the costs. The Township may consider forming Authorities to comply with this program.

Mr. Curti said he heard the North Hills COG may get an engineering company to assist municipalities that are members of the COG. Mr. Slagle said this is only for the Pine Creek Watershed, of which very little is only a very small portion of Indiana Township. Mr. Curti said he has noticed there is very little attendance at the MS4 meetings that he has been going to by other municipalities; only a few municipalities are attending the meetings. He said he feels this entire MS4 Program has gotten out of control. Mr. Curti said the DEP plans to audit all municipalities within the next 3 years to help them get started and to be sure they are following the correct procedures. He said the next audit will then be from the EPA. Mr. Slagle noted this is required of every densely populated municipality in PA. He said the program began about 6 years ago, but they just recently began pushing it hard on the municipalities. Mr. Slagle said Mr. Curti wanted to present a status report to the Planning Commission on the progress that has been made by Township on the MS4 Program. This is required by the DEP. Commission Members discussed their feelings about the program costs, time involved, participation, etc.

LETTER OF RECOMMENDATION TO BOARD OF SUPERVISORS

Each Commission Member received a copy of the Planning Commission's Letter of Recommendation sent to the Board of Supervisors, which was written as a result of the Commission's April 22, 2014 regular meeting.

ADJOURNMENT

Mr. Geahry made a motion, seconded by Mr. Rouggie, to adjourn the May 27, 2015 , Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 7:45 p.m.

Jacquelyn A. Rouggie, Recording Secretary