

TOWNSHIP OF INDIANA

PLANNING COMMISSION

JUNE 24, 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, Michael Rouggie and Cecil Tranquill. Also in attendance were Recording Secretary Jacquelyn Rouggie and Township Engineer Daniel B. Slagle, P.E., from Nichols and Slagle Engineering. Code Enforcement Officer Jeffrey S. Curti did not attend.

REGULAR MEETING MINUTES OF MAY 27, 2015

Mr. Geahry made a motion, seconded by Mr. Miller, to approve the May 27, 2015, Regular Meeting Minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

GLENSHAW PROPERTIES - SITE PLAN

Commission Members were presented once again with a site plan to construct a non-commercial 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 and Joseph DeBaldo, property owner of Glenshaw Properties, were present.

Mr. Tranquill said this plan was presented to the Planning Commission at last month's meeting and it was tabled. A lot of items still needed to be addressed. He said an email was received from the DEP stating the property is located outside of the FEMA defined flood boundary, and therefore not regulated by them. Mr. Tranquill asked if there are any vandalism concerns in the area. Mr. DeBaldo said there are not; the location is very safe.

Mr. Slagle said the original plans were revised and new ones were resubmitted on June 18, 2015. He reviewed his letter dated June 19, 2015. He said a PaDOT Highway Occupancy Permit for the existing access driveway that intersects Saxonburg Boulevard (SR-1013) needs to be provided. Mr. DeBaldo said they have applied for one with the State and are still trying to locate a copy of the original one that was issued. Mr. Tranquill noted this is a 3rd party approval item. Mr. Slagle said to be sure the Township gets a signed and sealed copy of the plan by the engineer, surveyor, or other qualified professional that was responsible for preparing the plan.

Mr. Slagle continued with his letter and said for earth disturbances greater than 5,000 square feet and less than one acre, the E & S Plan must remain on site at all times during construction. Mr. Slagle said the site is 7,500 square feet. Ms. Frohnert said there will not be more than 5,000 square feet disturbed. Mr. Slagle said if it does exceed 5,000 square feet, then an E & S Plan will need to be obtained. Ms. Frohnert said they plan to stay within the limits.

Mr. Slagle said the existing driveway is gravel; however, if they decide to pave it, a Stormwater Management Plan will be needed. Mr. Tranquill asked when Mr. DeBaldo plans to begin construction. Mr. DeBaldo said as soon as the plan is approved by the Board of Supervisors.

Mr. Miller made a motion, seconded by Mr. Ceponis, recommended approval of the Glenshaw Properties - Site Plan, provided the outstanding items listed in the Township Engineer's letter dated June 19, 2015, are satisfactorily addressed. These items include:

- 1. Provide a PaDOT Highway Occupancy Permit for the existing access driveway that intersects Saxonburg Boulevard (SR-1013).***
- 2. Provide the seal and signature of the engineer, surveyor, or other qualified professional responsible for preparing the plan.***

Motion carried unanimously.

BANCROFT PLAN OF LOTS - SIMPLE SUBDIVISION

Commission Members were presented with a subdivision consisting of separating a 94.727 acre lot into two parcels. Tract "A" will be 74.654 acres and Tract "B" will be 20.073 acres. This is being done to obtain separate Tax Parcel Identification Numbers for each tract. The property is located approximately 1.2 miles northeast of the intersection of Middle Road and Cedar Run Road. The property is zoned "AG - Agricultural". Land Surveyor Amy Hopkins, from Morris Knowles, was present to represent the property owners Pittsburgh National Bank and Katherine Bancroft.

Ms. Hopkins said back in 1952, the PA Turnpike subdivided this property into two halves. She said that Ms. Bancroft plans to keep Tract "A" and sell Tract "B" to Ralph Carratura, who owns property in West Deer that is adjacent to Tract "B". Mr. Tranquill asked what Mr. Carratura's plans are for the property. Ms. Hopkins said she does not know, but was told he did not have plans to develop it. She said you cannot access the property from Indiana Township without going through Ms. Bancroft's property. However, there is a 25' right-of-way in West Deer that provides access to Tract "B". The Code Enforcement Officer from West Deer said it is known as "TR-616" (Cedar Ridge Extension) and confirmed it was never vacated.

Mr. Slagle said he received the plan on June 12, 2015. He said the parcel borders both Indiana and West Deer Townships. He said it appears to be landlocked. He said if the property is ever developed, both Townships would need to sign off on the plans. He showed a map of the contours of the land, and said it would be difficult to develop. Mr. Slagle reviewed his letter dated June 17, 2015. He said the Zoning District of the tract needs to be shown on the plan. He asked if there are any natural and/or artificial features that may impact this subdivision that are not shown on the plan. Ms. Hopkins said no; they are all shown. Mr. Slagle said she needs to provide and dimension the 33' right-of-way width for old T-616 (Cedar Ridge Extension) on the plan. The location of Cedar Run needs placed on the plan and a minimum 20' drainage easement that substantially conforms to the water course needs to be provided. The location of FEMA floodplain areas on the plan need to be shown in accordance with the FIRM maps.

Mr. Slagle continued reviewing his letter, and said the seal and signature of the engineer, surveyor, or other qualified professional responsible for preparing the plan needs provided. Also, verbiage needs included from Certification #7A of the Allegheny County SALDO regarding plans where sewage facilities are not required. The tabulation regarding the proposed use and utilities on the plan needs to be added. A note on the plan regarding Stormwater runoff and other environmental matters, as specified in the Township's SALDO, needs to be added. Mr. Slagle said the minimum right-of-way for roads in Indiana Township is 50' and it needs to be provided for the access road - Cedar Run Extension. A minimum fifty feet of frontage along a public street for both Tracts A and B needs to be provided. Mr. Slagle said if the 12% grade cannot be met, the Township can waive the road as being unusable. The border between Indiana Township and West Deer Township needs to be labeled. Mr. Slagle asked what the current use of the Carratura plan is. Ms. Hopkins said it is used for his residence.

Mr. Tranquill asked if the changes that need to be made are major. Mr. Slagle said they are not. He said the biggest issue was clarifying with West Deer Township that Cedar Ridge Extension was not vacated, and Ms. Hopkins addressed this. Mr. Slagle said if one of the tracts are ever sold, it could create fragmented properties. This subdivision will create two free standing lots with access through the respective Township. Ms. Hopkins asked if the Allegheny County Conservation District needs to review the plan first. Mr. Slagle said to check with Mr. Curti to see if he submitted the plan to them.

Mr. Rouggie made a motion, seconded by Mr. Miller, recommended approval of the Bancroft Plan of Lots - Simple Subdivision, provided the outstanding items listed in the Township Engineer's letter dated June 17, 2015, are satisfactorily addressed. These items include:

1. **Indicate the zoning district (AG-Agricultural) of the tract on the plan.**
2. **Provide and dimension 33' right-of-way width on old T-616 (Cedar Ridge Extension).**
3. **Provide the location of Cedar Run on plan and provide a minimum 20' drainage easement that substantially conforms to the water course.**
4. **Provide the location of FEMA floodplain areas on the plan in accordance with the FIRM maps.**
5. **Provide the seal and signature of the engineer, surveyor, or other qualified professional responsible for preparing the plan. Also, include verbiage from Certification #7A from the Allegheny County SALDO regarding plans where sewage facilities are not required.**
6. **Add the tabulation regarding the proposed use and utilities on the plan.**
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. **Provide a fifty foot (50') right-of-way width for the proposed access road - Cedar Ridge Extension.**
9. **Provide a minimum fifty feet (50') of frontage along a public street for both Parcels A and B.**
10. **Label the border between Indiana Township and West Deer Township on the plan.**

Motion carried unanimously.

ADJOURNMENT

Mr. Ceponis made a motion, seconded by Mr. Geahry, to adjourn the June 24, 2015 , Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 7:31.m.

Jacquelyn A. Rouggie, Recording Secretary