

TOWNSHIP OF INDIANA

PLANNING COMMISSION

AUGUST 26, 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, Pat Miller, Michael Rouggie and Cecil Tranquill. David Geahry did not attend. Also in attendance were Code Enforcement Officer Jeffrey S. Curti, Recording Secretary Jacquelyn Rouggie and Robert Herring, E.I.T./Senior Designer, from Nichols and Slagle Engineering.

REGULAR MEETING MINUTES OF JUNE 24, 2015

Mr. Ceponis made a motion, seconded by Mr. Miller, to approve the June 24, 2015, Regular Meeting Minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

THE STABLES OF HARTWOOD - SITE PLAN

Commission Members were presented with a site plan to construct a commercial building consisting of a restaurant and commercial businesses located on approximately four and a half acres of land. The site is located on the northwestern side of Harts Run Road, approximately 0.4 mile northwest of the intersection with Saxonburg Boulevard. The property is zoned "O/C" Office Flex Commercial. Carmen DiDiano and Jeff Berneburg with McIlvried DiDiano & Mox LLC were present to represent the property owner NEBJAMM properties.

Mr. Tranquill asked who owns NEBJAMM properties. Mr. DiDiano said he knows that one of the partners is Joe Burchick, who is building the new facility, but was unsure who the other partners are. Mr. DiDiano said they plan to put in an upscale pizza restaurant with a bar and outside patio seating area. It should seat approximately 110 people total. Mr. Tranquill said it appears the restaurant will be about 4,700 square foot and there are also 5 spaces allotted for other commercial businesses. Mr. DiDiano said each additional space is about 1,400 sq. feet in size. He said the restaurant owner is currently under a lease agreement with the property owner. The other 5 spaces will be leased out to other businesses. Mr. Tranquill asked if they plan to target certain types of businesses. Mr. DiDiano said he was not sure. Mr. Curti asked what the status was of the originally planned gym/fitness facility that was going to be put in the building. Mr. DiDiano said that deal fell through; therefore, they decided to put in the 5 individual spaces instead.

Mr. DiDiano showed a drawing of the proposed facility. He said the total square footage of the building will be about 12,000 square feet in size. Seventy five parking

spots are proposed. He said there is a single driveway going into the facility. He noted there is a creek behind the building but it will not be disturbed. He said the NPDES application has been submitted. All public utilities are available. The stormwater will be diverted underground. The landscaping is proposing 15 trees to be planted on the property. Mr. Tranquill asked why they are only proposing one entrance. Mr. DiDiano said due to site distance issues on Harts Run Road, it was deemed best to have only one entrance. Mr. DiDiano said a small retaining wall is also going to be put in. Mr. Ceponis asked if the building is located in the flood plain. Mr. DiDiano said no; they are above it.

Mr. Herring reviewed Engineer Dan Slagle's letter dated August 20, 2015. He said all easements for utilities and drainage must have a minimum width of twenty (20') feet. Mr. DiDiano said the utilities are shown on the plan and there are no additional easements proposed. Mr. Herring asked if there are any natural and/or artificial features on the plan that are not shown. Mr. DiDiano said no; they are all shown. Mr. Herring continued saying the note regarding stormwater runoff and other environmental matters needs to be added to the plan. Mr. Herring said the PaDEP requires commercial sanitary sewer laterals to discharge into a manhole. He said they should consult with Deer Creek Drainage Basin and redesign the plan, if necessary. Mr. DiDiano said they already submitted their plans to Deer Creek. He said when the architect is ready to apply for a Building Permit, they will meet with Deer Creek representatives again.

Mr. Herring said that screening for the adjacent "LDR" zoning district will remain intact and be maintained. Mr. DiDiano said this will be added to the landscaping plan. It was noted that landscaping requires one tree for every five parking spaces within the parking area. Mr. DiDiano said the trees are already shown on the plan. Mr. Herring said a PaDOT Highway Occupancy Permit is needed for the proposed driveway on Harts Run Road. Mr. DiDiano said it has already been applied for and the Township will be given a copy when it is received back. A seal and signature of the engineer, surveyor, or other qualified person responsible for preparing the plan needs to be placed on the final set of plans.

Mr. Herring said the proposed retaining wall design needs to be properly signed and sealed by a professional engineer and a report be submitted. He asked how high the wall will be. Mr. DiDiano said 4' at the highest point. Mr. Herring said NPDES approval from the ACCD for the structure stage of any earth disturbances needs provided. Mr. Herring said phase one was already done with their grading permit; phase two will be done during the structure stage. Mr. DiDiano said he has already received comments.

Mr. Tranquill asked why a copy of the Engineer's letter regarding the Stormwater Management was given to the Commission for review as well. Mr. Curti said because of the new MS4 regulations, he felt he should include it for the Commission to read. He said this letter has always been done by the Engineer when Stormwater

Management plans are involved, but he has not supplied copies to the Commission in the past. However, due to the new stricter regulations by the DEP with MS4 and stormwater runoff, he thought he would include it.

Mr. Herring said Allegheny County Economic Development's review of the plan needs provided. Mr. Curti said because this is a Site Plan, and the ACED does not have to sign off on the plan, he feels there is no need for them to review it. Mr. Herring said they received information from the ACED that they need to review all land development plans. Mr. Curti said if the Township did not have an official Planning Commission of its own, he would agree to have the County review the plan. But, since the Township does have a Planning Commission, and the County does not need to sign Site Plans, he feels there is no need for their review and comments. He said the County does sign off on Subdivision plans and those will be submitted to the ACED for their review and comments.

Mr. Herring said the Owner must enter into a Developer's Agreement and post all appropriate bonds, as set forth by the Township Engineer and approved by the Township Solicitor. Mr. Herring also reviewed outstanding items listed in the Engineer's Storm Water Management Plan Review letter. He asked whether the proposed 4" perforated under drain pipe will remain in an open or closed position. Mr. DiDiano said Gateway Engineering designed the Storm Water plan, and he said they felt okay with the existing pipe. Mr. Herring asked whether the proposed development will interfere with the existing storm sewer that runs from Harts Run Road and discharges into Little Pine Creek. Mr. DiDiano said he feels that it will not. Mr. Herring said the Owner is also required to establish a Special Stormwater Facility Management Fund for the proposed facilities to defray the cost of inspecting and maintaining it for a period of ten years. Mr. DiDiano said he will advise Gateway Engineering of the outstanding items in the Engineer's review letter, and advise them to resubmit plans. Mr. Herring asked if the storm sewer that runs under Harts Run Road into the creek will be impacted. Mr. DiDiano said Gateway Engineers is currently checking into this.

Mr. Herring said the site plan needs to be revised and resubmitted. Mr. DiDiano showed a picture of a sketch of what the proposed building will look like. He said it is being made to look like an actual horse stable. Mr. Tranquill asked who designed the building. Mr. DiDiano said he did. Mr. Tranquill said the next Board of Supervisor's meeting is going to be on September 8, 2015. Mr. DiDiano said he feels all of the outstanding items can be addressed and revised plans will be ready to be resubmitted by then.

Mr. Rouggie made a motion, seconded by Mr. Ceponis, recommending approval of the Stable of Hartwood - Site Plan, provided the outstanding items listed in the Township Engineer's letter dated August 20, 2015, are satisfactorily addressed. These items include:

1. **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.).**
2. **Consult with the Deer Creek Drainage Basin Authority and discharge sanitary sewer lateral into a manhole, if required.**
3. **Indicate on the plan that screening for the adjacent LDR Zoning District will remain and be maintained.**
4. **Provide a PaDOT Highway Occupancy Permit for the proposed driveway that intersects Harts Run Road (SR 1010).**
5. **Provide the seal and signature of the engineer, surveyor, or other qualified person responsible for preparing the plan.**
6. **Provide a signed/sealed report from a professional engineer that the retaining wall is properly designed.**
7. **Provide NPDES approval from the ACCD for the structure stage of any earth disturbances.**
8. **Provide Allegheny County Economic Development review of the proposed plan. (Jeff Curti is not forwarding to the County)**
9. **The Owner shall enter into a Developer's Agreement and post all appropriate bonds, as set by the Township Engineer and approved by the Township Solicitor.**

Motion carried unanimously.

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 June 24, 2015 regular meeting.

ADJOURNMENT

Mr. Ceponis made a motion, seconded by Mr. Rouggie, to adjourn the August 26, 2015, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 7:29 p.m.

Jacquelyn A. Rouggie, Recording Secretary