

# TOWNSHIP OF INDIANA

## PLANNING COMMISSION

SEPTEMBER 23, 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 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 AUGUST 26, 2015**

*Mr. Miller made a motion, seconded by Mr. Ceponis, to approve the August 26, 2015, Regular Meeting Minutes as presented. Motion carried unanimously.*

### **DEVELOPMENT PROPOSALS**

#### **INDEPENDENCE EXCAVATION - SITE PLAN**

Commission Members were presented with a site plan to construct a 9,600 sq. ft. office building and a 20,000 sq. ft. shop building on a 20.457 acre parcel. The site is located on the southeastern side of Saxonburg Blvd., approximately 3.8 miles northeast of the intersection with State Route 910. The property is zoned "LI" Light Industrial. General Manager of the Pittsburgh Branch of Independence Excavating Justin Fox, Professional Land Surveyor Mark Schmidt from Hampton Technical Associates, and Real Estate and Development Attorney Donald Graham from Dillon McCandless King Coulter & Graham LP were present to represent the applicant and property owner Schirack Group LLC - Independence Excavation.

Mr. Slagle said in April, 2013, Independence Excavating presented a Site Plan for grading over two acres on this parcel and received approval from the Board of Supervisors. Mr. Fox said they are now applying to construct an office building and a maintenance facility on the property. Mr. Slagle asked if there are any existing and/or natural features not shown on the plans; Mr. Schmidt said there are not.

Mr. Schmidt passed out revised plans and a letter addressing Mr. Slagle's concerns in his letter dated September 18, 2015. Mr. Slagle reviewed portions of the letter that still need to be addressed. He said the existing driveway is partially located on an adjacent parcel. He said an access easement needs provided or the driveway needs to be relocated entirely onto the property owner's parcel. Mr. Schmidt said there is no access agreement he knows of. He said on the new plans, the driveway has been moved to be entirely on the applicant's property. Mr. Slagle said a "Disclaimer of Liability" needs to be executed. Mr. Slagle said no structures are located within the setbacks. Mr. Curti said the proposed building is 45' high. The

Township Zoning Ordinance stipulates that the height is limited to 35', but they can go up 1' higher for each one foot of side yard added. The existing setbacks allow for this additional height.

Mr. Slagle said there are (2) wetlands on the property. Mr. Schmidt said in 2011, a wetland study was done by Gibson Thomas Engineering. Mr. Slagle asked if it is signed and sealed; Mr. Schmidt said it is. Mr. Slagle asked that a copy of it be given to the Township. Mr. Slagle also noted the ACCD approved their Grading Plan.

Mr. Curti asked what they plan to do with the existing old building. Mr. Fox said they plan to tear it down. Mr. Slagle continued with his letter and asked what the profile and slope of the proposed access driveway is. Mr. Schmidt said it is virtually flat, with a maximum slope of 2.99 %. Mr. Slagle asked about the proposed landscaping. Mr. Schmidt said he submitted a landscaping plan, and the existing barrier along the building and neighboring property is very dense. Mr. Curti said it is dense in the front of the proposed building as well. Mr. Slagle said the Board of Supervisors may consider a waiver if the elevation difference is great. Mr. Schmidt said it is higher than 100'. Mr. Slagle said a PaDOT Highway Occupancy Permit for the existing driveway and for the proposed utility construction across Saxonburg Boulevard needs to be provided. Mr. Schmidt said they are looking for it, and if they cannot find it, they will apply for a new one.

Mr. Slagle asked if there are any landslide prone soils on site; Mr. Schmidt said there are not. Mr. Slagle asked if a geotechnician will be on-site; Mr. Schmidt said yes. Mr. Slagle said a minimum 100' buffer from the adjacent "MDR" zoned property is required. Since they would like to build closer, the Board of Supervisors can grant a waiver, decreasing the buffer to 60'.

Mr. Slagle reviewed the requirements for off-street parking. Mr. Schmidt said there are only 5 employees at the site, and he added 3 more parking spaces in the rear. He now meets the 1 space for every 300 sq. ft. requirement. Mr. Curti said the spaces required for the employees is only for the office area; he said the maintenance facility is based on square footage. Mr. Tranquill asked if they get a lot of outside traffic. Mr. Fox said very little. Mr. Fox said they do more on-site work at their other facilities. Mr. Tranquill asked how much equipment is stored there. Mr. Schmidt said most of the time, their equipment is out at job sites. Mr. Slagle said a State roadway bond must be posted if material is hauled to or from the site. Mr. Slagle said an H&H Report was conducted in 2012 to simulate impacts of the proposed fill. Mr. Schmidt said they will not exceed the originally planned and approved grading.

Mr. Slagle asked if they will be adding more asphalt to the driveway. Mr. Schmidt said they will be and it is located out of the flood plain area. Mr. Slagle said the plan needs to be reviewed by the Allegheny County Department of Economic

Development. Mr. Curti said he does not submit site plans to them unless they need to sign off on it. Mr. Slagle asked about the proposed use of the existing structure at the rear of the property. Mr. Schmidt said it will be torn down. Mr. Tranquill asked what they plan to do with the property in this area. Mr. Fox said it will just be a vacant area with no defined use. Mr. Slagle said The Owner shall enter into a Developer's Agreement and post a bond, escrow, or financial securities approved by the Township Solicitor as to form and content, or such other security as may be permitted by the Municipalities Planning Code, in the amount of one hundred and ten percent (110%) of the estimated cost of the infrastructure improvements.

Mr. Slagle then reviewed his Storm Water Management Plan Review letter also dated September 18, 2015. He said the detention impoundment must have a clay core, anti-seep collars and be designed and constructed under the direction of a licensed geotechnical engineer. Mr. Schmidt said the design is shown. Stainless steel trash racks on the outlet structure's orifices must be provided; Mr. Schmidt said they are shown, and they will be made of stainless steel. Mr. Slagle said ACCD/PADEP approval of the E&S Control Plan/NPDES Permit needs provided. Mr. Schmidt said they are using the existing footprint so the one they have is still valid. Mr. Slagle noted any springs encountered during construction shall be piped and connected to the storm sewer system or extended to a natural water course approved by the Township Engineer. Mr. Slagle asked who will own and maintain the stormwater facilities; Mr. Schmidt said the land owner will. Mr. Schmidt said since the detention basin is going to be owned by the land owner, no fencing is proposed around the basin. Mr. Slagle asked the location of the perforated underdrain system beneath the basin be shown or an O&M procedure for full-pond condition be provided. Mr. Schmidt said instead of underdrains, he added to his narrative that they plan to pump the water out. Mr. Slagle said the Owner is required to establish a Special Stormwater Facility Management Fund for the proposed facilities to defray the cost of inspecting and maintaining the facility for a period of 10 years in the amount of \$5,000.00.

Mr. Tranquill asked how the location of the 100 year flood plain is figured out. Mr. Schmidt said it is addressed in the H&H Study. Mr. Slagle said FEMA states that when the total flood plain headwaters increase in the Township exceed 1', no additional development can occur. However, Mr. Slagle told FEMA that he feels this is only if it takes place in the same stream. Mr. Slagle asked if Mr. Schmidt feels the same as he does regarding the cumulative issue. Mr. Schmidt said he does. Mr. Ceponis asked why the ceiling in the facility needs to be so high. Mr. Fox said because of the height of their cranes and other excavating equipment. Mr. Tranquill asked when they plan to start to erect the new buildings. Mr. Fox said as soon as they receive approval from the Board of Supervisors.

**Mr. Geahry made a motion, seconded by Mr. Rouggie, recommending approval of the Independence Excavation - Site Plan, provided the outstanding items listed in the Township Engineer's letters dated September 18, 2015, are satisfactorily addressed. These items include:**

- 1. Provide a PaDOT Highway Occupancy Permit for the existing access driveway and for the proposed utility construction across Saxonburg Boulevard (SR-1013).**
- 2. Recommend waiver for a buffer less than the 100' buffer for the adjoining "MDR - Medium Density Residential" Zoning District. The Developer would like to reduce the buffer to 60'.**
- 3. The Owner shall enter into a Developer's Agreement and post a bond, escrow, or account approved by the Township Solicitor as to form and content, or such other security as may be permitted by the Municipalities Planning Code, in the amount of one hundred and ten percent (110%) of the estimated cost of the infrastructure improvements.**
- 4. The Owner is required to establish a Special Stormwater Facility Management Fund for the proposed facilities to defray the cost of inspecting and maintaining the facility for a period of 10 years in the amount of \$5,000.00.**

**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 August 26, 2015 regular meeting.

#### **ADJOURNMENT**

**Mr. Ceponis made a motion, seconded by Mr. Rouggie, to adjourn the September 23, 2015, Planning Commission Regular Meeting. Motion carried unanimously.**

The meeting was adjourned at 7:37 p.m.

**Jacquelyn A. Rouggie, Recording Secretary**