

TOWNSHIP OF INDIANA

PLANNING COMMISSION

JANUARY 27, 2016

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

The roll was called and Planning Commission members present were Dave Geahry, Pat Miller, Michael Rouggie and Cecil Tranquill. Tom Ceponis 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

Mr. Miller made a motion, seconded by Mr. Rouggie, that Mr. Tranquill remain Chairman, Mr. Ceponis remain Vice Chairman, Mr. Miller remain Board Secretary, and Jacquelyn Rouggie remain Recording Secretary for 2016. Motion carried unanimously.

MONTHLY MEETING DATES

After previously speaking with various Board Members, Mr. Curti suggested the monthly meeting time be changed from 7:00 p.m. to 6:00 p.m.

Mr. Rouggie made a motion, seconded by Mr. Geahry, that monthly meeting times be changed from 7:00 p.m. to 6:00 p.m. on the fourth Wednesday of each month, with the exception that the November meeting be held on November 16th and no meeting will be held in December. Motion carried unanimously.

MEETING MINUTES OF NOVEMBER 18, 2015

Mr. Geahry made a motion, seconded by Mr. Miller, to approve the November 18, 2015 regular meeting minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

SPATZ LOT CONSOLIDATION PLAN - SIMPLE SUBDIVISION

Commission Members were presented with a subdivision consisting of the consolidation of a 24.9669 acre lot and a 24.5125 acre lot into one 49.4794 acre lot. The site is located east of the intersection of Cedar Run Road and Church Lane. The property is zoned "AG" Agricultural. Mr. Tranquill asked if anyone was present to represent the applicant. Mr. Slagle said his concerns in his first review letter, dated January 11, 2016, were addressed by Hampton Technical Associates with a letter they provided dated January 22, 2016. Updated plans were also prepared and given to him.

Mr. Tranquill asked why the Spatz' want to consolidate their two parcels. Mr. Curti said they previously received Zoning Hearing Board approval to build an accessory structure (new garage) with living quarters on their property. The new garage would have encroached into the set backs on the parcel. By removing the line between the two parcels and joining the properties into one, the encroachment would be eliminated.

Mr. Tranquill asked why this lot consolidation plan is being called a "Simple Subdivision". Mr. Slagle said any property modifications are called a Subdivision, even if it results in the consolidation of property. So, the Township and County's SALDO's refer to them all as

“Subdivisions” to simplify the numerous variations.

Mr. Slagle said based on Hampton Technical Associates responding to everything in his second review letter dated January 27, 2016, the only item that remains is to address any comments from the ACED, which is forthcoming. Plans have been submitted for ACED review.

Mr. Slagle noted the leach bed for the septic system is located across the road; however, it is on property that the Spatz' own. Mr. Curti said the Spatz' have received approval from Allegheny County to add onto their existing septic system for the new accessory structure. Mr. Slagle said the Spatz' agreed to provide the requested 50' setback along Church Lane for any future utilities.

Mr. Rouggie made a motion, seconded by Mr. Geahry, recommending approval of the Spatz Lot Consolidation Plan - Simple Subdivision, providing the outstanding item listed in the Township Engineer's letter dated January 27, 2016, is satisfactorily addressed. The only outstanding item is to address any comments made by the Allegheny County Department of Economic Development regarding the Plan.

Motion carried unanimously.

CORRESPONDENCE

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 November 18, 2015 regular meeting.

PLANNING COMMISSION ANNUAL REPORT (2015)

Each Commission Member received a copy of the Planning Commission's Annual Report for 2015.

ADJOURNMENT

Mr. Miller made a motion, seconded by Mr. Geahry, to adjourn the January 27, 2016, Planning Commission Reorganization Meeting. Motion carried unanimously.

The meeting was adjourned at 7:10 p.m.

***Jacquelyn A. Rouggie
Recording Secretary***