

TOWNSHIP OF INDIANA

PLANNING COMMISSION

FEBRUARY 24, 2016

A regular meeting of the Indiana Township Planning Commission was called to order at 6:00 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 Robert Herring, E.I.T./Senior Designer, from Nichols and Slagle Engineering.

REORGANIZATION MEETING MINUTES OF JANUARY 27, 2016

Mr. Rouggie made a motion, seconded by Mr. Geahry, to approve the January 27, 2016, Reorganization Meeting Minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

VALLEY LANE - SIMPLE SUBDIVISION

Commission Members were presented with a subdivision/consolidation of four (4) lots into three (3) lots: Lot #1 (1.2306 acres), Lot #2 (4.3791 acres), and Lot #3 (5.3613 acres). Lot #1 will be owned by the Burgan's, and Lots #2 and #3 will be owned by the Emery's. The site is located on the western side of Dorseyville Road, approximately .5 miles south of the intersection with Saxonburg Boulevard. The property is zoned "LDR" Low Density Residential. Applicant Howdy Emery and Jerry Nist from Hampton Technical Associates were present.

Mr. Nist presented Commission Members with a letter dated February 24, 2016 from Hampton Technical Associates addressing the items in Engineer Daniel Slagle's letter dated February 17, 2016. Mr. Tranquill asked why they are requesting this lot revision/consolidation. Mr. Nist said they are just realigning the lot lines and eliminating an extra lot that currently exists. Mr. Curti asked why they do not just blend the newly proposed Lot #1 with Mr. Burgan's current parcel where his home is located. Mr. Nist said he felt the same way, but Mr. Burgan did not want to combine the two into one. Mr. Nist said Mr. Emery and Mr. Burgan want to own different parcels. Mr. Tranquill asked how they plan to entrance onto the properties. Mr. Nist said that Mr. Burgan uses Valley Lane from Saxonburg Boulevard and Mr. Emery said he accesses his lots from Green Leaf Lane, where his home is located. The new lots are adjacent to his existing parcel.

Mr. Curti said Mr. Burgan recently purchased part of this land from the Brusco family. Mr. Curti asked why Mr. Emery did not just purchase the property himself directly from the Brusco's. Mr. Emery said he had previous problems with the Brusco's because he blocked the development they wanted to do on this property. Therefore, Mr. Burgan purchased it directly from the Brusco's.

Mr. Miller asked how they plan to connect into the existing sewer system; possibly by obtaining easements. Mr. Nist said he is not sure; he said Mr. Burgan indicated he would provide a 20' utility right-of-way. Mr. Curti said a sewer line is currently located behind the

Burgan's property. Mr. Emery agreed and said it does touch Lot #1. Mr. Curti asked how they plan to gain sewage to Lot #3 if it is built on. Mr. Emery said Mr. Burgan already granted him an easement to Lot #3. Mr. Curti said on the plan, the sewer line is not being shown as extending to Lot #2; it appears to stop. Mr. Nist said he will revise the plan to show the 20' easement which will extend to Lot #3. Mr. Tranquill asked if Mr. Emery has any plans for using Lot #3. Mr. Emery said not at this time, but possibly in the future.

Mr. Herring reviewed the Engineer's letter dated February 17, 2016. He asked if there are any natural and/or artificial features that may impact the subdivision. Mr. Nist said they are all shown on the plan. Mr. Herring said they need to provide a 50' right-of-way for the portion of the property that abuts Dorseyville Road. Mr. Nist said he will add it to the plan. Mr. Herring said the deed for the existing Valley Lane roadway right-of-way as contained in Deed Book 3976, Page No. 252 needs to be provided. Mr. Nist said he has it and gave a copy to Mr. Herring. Mr. Herring said he would review the deed prior to issuing the next review letter. Mr. Herring said the locations of all existing and proposed easements need to be shown on the plan, specifically the 20' sewer easement. Mr. Herring said the seal and signature of the engineer, surveyor, or other qualified Professional responsible for preparing the plan needs to be put on the final plan. Mr. Herring said he provided tax data for both parcels owned by the Burgan's.

Mr. Herring continued reviewing the Engineer's letter and said the location of all proposed survey monuments need to be shown on the plan; Mr. Nist said he will check the pin locations. Mr. Herring said the "Utility Table" needs to be revised to indicate the proposed sewage provider is currently for private on-lot septic tanks, or they need to extend the public sewage with an appropriate sewage easement to each lot. Mr. Nist said he will look into this. He said he can put a clause on the plan that no Building Permits will be issued until the sewers are extended. Mr. Herring said the plan currently says the sewers are public right now. However, unless the existing facilities are extended, the plan as currently configured does not have public sewer access.

Mr. Herring said Valley Lane is a private roadway and that the Township's SALDO does not permit more than five (5) lots on a private lane unless it is brought up to Township standards for a public roadway. This is especially important because the road needs to be accessible by any emergency vehicles that may need to use it. Mr. Herring said they need to reconstruct the private roadway (Valley Lane) to conform with all standards and requirements for public streets as contained within the Township's SALDO. The subdivision as currently constructed would require a waiver from the Township Board of Supervisors to exclude it from these provisions. Mr. Herring said there needs to be a sign at the end of Valley Lane indicating it is a private road; Mr. Nist said there already is a sign in place.

Mr. Herring said approval of the Subdivision Plan by the Allegheny County Department of Economic Development is needed. Mr. Curti said a copy of the plan and application was sent to them for their review and comment on February 11, 2016. Mr. Herring said if there are any protective covenants running with the land, they need to be provided; Mr. Nist said there are none.

Mr. Herring said an existing Allegheny County permit allowing access onto Dorseyville Road needs to be given. Mr. Nist said Valley Lane has been in existence since around the 1970's or 1980's, and he is not sure a permit exists or was needed at that time. Mr. Emery said Valley Lane was built by Ed Wagner, the current property owner at the time. Mr. Curti emphasized that nothing is being done with infrastructure at this time, and feels trying to get a permit is a moot point. He said tonight's proposal is simply for a lot line revision. Mr. Tranquill said he agrees with Mr. Curti. They are only planning to revise the lots from four (4) lots down to three (3) lots.

Mr. Nist said they plan to ask the Board of Supervisors for a waiver regarding the need to bring Valley Lane up to Township standards due to their being more than five lots on it. He said there are currently three different ways to access the existing homes right now. Mr. Curti asked once again why Mr. Burgan refuses to just combine the newly created Lot #1 with his parcel he owns that his house is on. Mr. Ceponis agreed it would make the plan "cleaner". Mr. Curti said Mr. Burgan just recently purchased the land. Mr. Emery said he financed this deal; he said he does not want to blend any of the newly created lots with the land he currently owns either. Mr. Curti said the Board will have to grant them a waiver, if they chose to do so, for not having to bring Valley Lane up to Township standards. Mr. Ceponis said he is concerned if there is future development this could become a problem. Mr. Nist said they are just adjusting lot lines at this time. Mr. Curti said he would like to discuss this issue regarding the private roadway with the Township Solicitor before the Board takes any action on granting the waiver. Mr. Emery said he already owns two lots on each side of the newly created lots. He does not want to consolidate his four lots down to two. Mr. Nist said Lots # 2 and #3 have frontage along Dorseyville Road. Mr. Herring asked if they can physically access the lots from Dorseyville Road because of the steep topography of the land. Mr. Curti noted that Dorseyville Road is a County-owned roadway. Mr. Herring said Valley Lane can be brought up to Township standards but remain privately owned. Mr. Curti said due to the steep topography in the area, it would be ludicrous to try to achieve this. He said no new lots are being created; lot lines are only being re-aligned and consolidated. He said the Planning Commission can recommend approval of the plan with a waiver, and let the Board of Supervisors make the final decision. Mr. Emery said he would like to leave the plan as it is being presented, and just grant any easements that are needed. Mr. Nist said he feels Mr. Burgan does not want to be responsible for having to maintain Valley Lane. Mr. Miller suggested when the plan is presented to the Board, that the topography of the land is also shown on a plan for them to understand the elevation and extreme steepness of the property.

Mr. Nist asked if the Planning Commission can grant the waiver of not having to bring Valley Lane to Township public road standards. Mr. Curti said they cannot; the Board of Supervisors must grant the waiver. Mr. Herring said although the roadway does not conform to the Township's standards in the SALDO, it is a lane that already exists. It is not being newly created as a result of this subdivision. He said if a new lane was being created, it would be an entirely different issue. He said their main concern was if emergency vehicles would be able to access the properties. Mr. Ceponis asked why they don't just abandon Valley Lane. Mr. Curti said because Mr. Burgan's deed states that the roadway is his mean of ingress and egress, and he also maintains it.

Mr. Ceponis made a motion, seconded by Mr. Miller, recommending approval of the Valley Lane - Simple Subdivision, conditioned upon the outstanding items listed in the Township Engineer's letter dated February 17, 2016, are satisfactorily addressed and that the Board of Supervisors grant the waiver for the private roadway. The items outstanding include:

- 1. Provide a 50' right-of-way for the portion of the property that abuts Dorseyville Road.**
- 2. Provide the existing Valley Lane roadway right-of-way as contained in Deed Book 3976, Page No. 252.**
- 3. Provide the locations of all existing and proposed easements on the plan, specifically the 20' sewer easement.**
- 4. Provide the seal and signature of the engineer, surveyor, or other qualified Professional responsible for preparing the plan.**
- 5. Provide the location of all proposed survey monuments on the plan.**
- 6. Revise the "Utility Table" to indicate the proposed sewage provider is currently designed for private on-lot septic tanks or extend the public sewage with an appropriate sewage easement to each lot.**
- 7. Reconstruct the private roadway (Valley Lane) to conform with all standards and requirements for public streets contained within the Township's SALDO OR request a waiver from the Township Board of Supervisors for these provisions.**
- 8. Provide approval of the Subdivision Plan by the Allegheny County Department of Economic Development. (A copy of the Plan and Application was sent to them on February 11, 2016 for their review and comment.)**

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 January 27, 2016 reorganization meeting.

ADJOURNMENT

Mr. Geahry made a motion, seconded by Mr. Ceponis, to adjourn the February 24, 2016, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 6:46 p.m.

Jacquelyn A. Rouggie, Recording Secretary