

TOWNSHIP OF INDIANA PLANNING COMMISSION

MAY 25, 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, 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 Township Engineer Daniel B. Slagle, P.E., from Nichols and Slagle Engineering.

REGULAR MEETING MINUTES OF MARCH 23, 2016

Mr. Miller made a motion, seconded by Mr. Rouggie, to approve the March 23, 2016, Regular Meeting Minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

VALLEY LANE - SIMPLE SUBDIVISION *(Revision)*

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 0.5 miles south of the intersection with Saxonburg Boulevard. The property is zoned "LDR" Low Density Residential. Jerry Nist from Hampton Technical Associates and Attorney Art West were present to represent the applicants Howard and Abbie Emery.

Mr. Tranquill said the Planning Commission had previously recommended approval of this Subdivision to the Board of Supervisors; however, the Board of Supervisors denied the plan. He said since that time, revised plans have been submitted. Mr. Tranquill also said he visited the site with Mr. Curti. He said Valley Lane extends between Saxonburg Boulevard and Dorseyville Road and it is a private roadway. Mr. Slagle said it appears to be a connecting roadway between the two roads. He asked if there is an original recorded plan for the road. Mr. West and Mr. Nist said there is not. Mr. Slagle agreed it is a privately owned roadway and not intended for general public use. He said the current Ordinance limits the number of homes allowed on a private roadway. However, because of the age of this roadway, and the lack of a recorded plan outlining the ownership and use for the existing private roadway, the Solicitor's opinion is that the existing private road may be vacated based on executing a "Termination and Release of Easement Agreement". Mr. West said this roadway was created a very long time ago and no formal subdivision was done at that time. He said the current adjoining property owners are willing to sign off on a "Termination and Release of Easement Agreement", that he prepared and it was reviewed and approved by the Township Solicitor. Mr. Tranquill asked if a guide rail is going to be installed at the top of the hill. Mr. West said Mr. Emery has indicated that he might. Mr. West also said that Mr. Emery owns adjoining lots in this area as well. Mr. Slagle said the Valley Lane sign needs to be removed and that 9-1-1 needs to be notified that the portion of Valley Lane that connects to Dorseyville Road is being closed down. Mr. Slagle said they may want to consider closing off the road with dirt, a gate, etc. Mr. West said Mr. Emery plans to block off the roadway.

Mr. Slagle said he prepared a review letter dated May 23, 2016. He said new plans submitted have taken care of most of the outstanding items. Mr. Slagle said a new "Private Road Maintenance Agreement" needs to be executed and signed by all of the affected property owners since one never existed. Mr. West said he prepared that as well. Mr. West noted that Mr. Burgan, who will own Lot #1, accesses his home from the lower portion of Valley Lane, off of Saxonburg Boulevard. Mr. Tranquill asked if all of the items listed in the Engineer's letter have been satisfied. Mr. Slagle said they have.

Mr. Ceponis made a motion, seconded by Mr. Miller, recommending approval of the Valley Lane - Simple Subdivision, as long as all affected property owners sign the "Termination and Release of Easement Agreement", as well as the "Private Road Maintenance Agreement". Furthermore, the "Valley Lane" road sign located on Dorseyville Road needs to be taken down, and returned to the Township Public Works Department along with the sign post. Motion carried unanimously.

OLD BUSINESS

STABLES OF HARTWOOD - SITE PLAN *(Update on Status)*

Mr. Slagle said the Developer of the Stables of Hartwood contacted the Township and said they made a deal with PennDOT to acquire land for additional parking spaces. Mr. Curti said he received a letter from Mr. Burchick, one of the owners of the property, regarding this. However, at this point, they are not yet ready to come back in and present a revised Site Plan. Mr. Curti said he spoke to the Township's Solicitor Gavin Robb; Mr. Robb indicated they may have to also subdivide the property to acquire this land. Mr. Robb also explained what needed to be done so that a variance would not be needed. Mr. Curti said to submit a revised Site Plan, the property owner would need to resubmit a new Site Plan Application and pay all of the applicable fees again. Mr. Burchick indicated he did not wish to do so. Mr. Ceponis agreed they should come back in with a revised Site Plan. Mr. Slagle said he would need to do a review of the revised plan as well. Fourteen additional parking spaces are proposed. Commission Members agreed this is a substantial amount of additional parking and a revised Site Plan should be submitted.

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 March 23, 2016 regular meeting.

ADJOURNMENT

Mr. Ceponis made a motion, seconded by Mr. Miller, to adjourn the May 25, 2016, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 6:30 p.m.

Jacquelyn A. Rouggie, Recording Secretary