

TOWNSHIP OF INDIANA PLANNING COMMISSION

JUNE 22, 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.

REGULAR MEETING MINUTES OF MAY 25, 2016

Mr. Rouggie made a motion, seconded by Mr. Ceponis, to approve the May 25, 2016, Regular Meeting Minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

O'SELL PLAN OF LOTS - SIMPLE SUBDIVISION

The Planning Commission Members were presented with a subdivision of a 13.483 acre lot into two (2) lots: Lot #1 (6.501 acres) and Lot #2 (6.982 acres). The site is located on the northern side of Fox Chapel Road, approximately 0.2 miles east of the intersection with Dorseyville Road. The property is zoned "MDR" Medium Density Residential. Property owner Mary O'Sell was present.

Mr. Tranquill said he visited the site. He indicated it would be nice if the actual topography was shown on the plans. It is quite steep in some areas. He asked Mrs. O'Sell why she wants to subdivide. She said she has been trying to sell the property for 2 years now. She said some people have indicated they want only half the parcel. There is also an adjacent parcel next to hers for sale and Developer's have shown interest in buying both hers and the other one. She feels by subdividing the parcel it will be more marketable. Mr. Curti asked why the O'Sell's are providing a 63' flag lot when the Engineer is only asking for 50' in his review letter. Mrs. O'Sell said Lot #2 will share the driveway with Lot #1.

Mr. Herring reviewed Engineer Dan Slagle's review letter dated June 16, 2016. He said since the letter was written, revised plans have been submitted. Mr. Herring asked if there are any natural and/or artificial features on the property that are not shown on the plan; Mrs. O'Sell said no. Mr. Herring said the locations of all existing and proposed easements need shown on the plan. Mrs. O'Sell said there is a public sewer line across the back rear corner of the lot. Mr. Curti said there are also overhead power lines that are not shown on the plan. Mr. Herring said the seal and signature of the engineer, surveyor, or other qualified professional responsible for preparing the plans needs to be on the final set of approved plans. The utility tabulation needs corrected to show the Water Source as being "Fox Chapel Water Authority"; the plans indicate it is serviced by "Oakmont Water". Mr. Herring continued saying a note needs to be put on the plan stating: "In the event Lot 1 or Lot 2 are subdivided, the access easement shall be vacated and the existing gravel driveway shall be relocated onto Lot 1."

Mr. Curti said he feels it's a double negative regarding the statement in the Engineer's letter that "Flag Lots" shall have the driveway centered on the public street frontage so as to have at least a 20' buffer zone between said lot and an adjacent lot on either side of the driveway. He said the plans are showing 63'; he said it is confusing if it is within 43'. Mrs. O'Sell asked if they have to be 20' from each of the lot lines. Mr. Herring said yes. There was discussion about the size being given for the driveway. Mrs. O'Sell said due to the topography of the land, Lot #2 is not very developable by itself, and did not understand why she has to provide a private driveway to it. Mr. Herring said this is why the clause the Engineer requested about the existing gravel driveway needs to be put on the plan. Mrs. O'Sell said the driveway going from Lot #1 to Lot #2 would be way to steep to ever be used as a public street. Mr. Curti said if the property was ever developed, they would access the lots from Dorseyville Road through the adjacent McCague property which is also up for sale.

Mr. Geahry made a motion, seconded by Mr. Ceponis, recommending approval of the O'Sell Plan of Lots - Simple Subdivision, conditioned upon the outstanding items listed in the Township Engineer's letter dated June 16, 2016, are satisfactorily addressed. The items outstanding include:

- 1. Provide the locations of all existing and proposed easements on the plan.***
- 2. Provide the seal and signature of the engineer, surveyor, or other qualified Professional responsible for preparing the plan.***
- 3. Revise the utility tabulation to indicate the Water Source as being "Fox Chapel Water Authority". Oakmont Water does NOT have service in this area.***
- 4. Provide a note on the plan stating: "In the event Lot 1 or Lot 2 are subdivided, the access easement shall be vacated and the existing gravel driveway shall be relocated onto Lot 1".***
- 5. Provide the Township with six (6) revised copies of the new plan and the Township Engineer with one (1) revised copy prior to July 7, 2016.***

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 May 25, 2016 regular meeting.

ADJOURNMENT

Mr. Ceponis made a motion, seconded by Mr. Geahry, to adjourn the June 22, 2016, Planning Commission Regular Meeting. Motion carried unanimously.

The meeting was adjourned at 6:50 p.m.

Jacquelyn A. Rouggie, Recording Secretary