

TOWNSHIP OF INDIANA

PLANNING COMMISSION

JULY 27, 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, and Cecil Tranquill. Michael Rouggie did not attend. 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 JUNE 22, 2016

Mr. Miller made a motion, seconded by Mr. Geahry, to approve the June 22, 2016, Regular Meeting Minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

GETTY-ARMSTRONG PLAN OF LOTS - SIMPLE SUBDIVISION

The Planning Commission Members were presented with a lot line revision resulting in two (2) lots: Lot #1 (44.6434 acres) and Lot #2 (34.6433 acres). The site is located on the northern side of Cedar Run Road, approximately 0.8 miles northeast of the intersection with Middle Road. The property is zoned "AG" Agricultural. Property owners Sarah and William Getty, and Thomas and John Armstrong, were present. Surveyor Ed Thaner was also present.

Mr. Tranquill asked why they want to revise the lot lines. Mr. Thaner said the properties were surveyed when the PA Turnpike took over a portion of them and the dividing lines between the adjacent properties were shown to be different than what the property owners believed they were. There is an old road on the property that the owners thought was the dividing line, but the new survey by the Turnpike showed it to be different. Therefore, the owners wanted to do a lot line readjustment. Mr. Thaner said no development is planned. There is just a single home existing on each of the properties.

Mr. Herring said they received revised plans from Mr. Thaner today which were in compliance with Township Engineer Daniel Slagle's letter dated July 15, 2016. Mr. Herring reviewed the Engineer's letter. He asked if there are any natural and/or artificial features on the properties that are not shown on the plans. Mr. Thaner said there are not. Mr. Herring asked that the location of all existing and proposed easements on the plan be shown; Mr. Thaner said there are none. Mr. Herring said approval from the Allegheny County Department of Economic Development needs provided. He said the ACDD must submit any comments within 30 days after

receipt of the plan. The seal and signature of the engineer, surveyor, or other qualified Professional responsible for preparing the plan must be on the final approved plan.

Mr. Herring said a minimum 50-foot frontage on the public street needs to be given for Lot 1. Mr. Herring said Lot 1 accesses Cedar Run Road. Mr. Thaner said one was never established. Mr. Herring showed Mr. Thaner how an additional 6' extra can be done to achieve this.

Mr. Miller made a motion, seconded by Mr. Ceponis, recommending approval of the Getty-Armstrong Plan of Lots - Simple Subdivision, conditioned upon the outstanding items listed in the Township Engineer's letter dated July 15, 2016, are satisfactorily addressed. The outstanding items include:

- 1. Provide Allegheny County Department of Economic Development's approval of the proposed subdivision. (A copy of the Subdivision Application and the plan was mailed to them by the Township Code Enforcement Office on June 28, 2016 for their review.)***
- 2. Provide the seal and signature of the engineer, surveyor, or other qualified Professional responsible for preparing the plan on the final approved plan.***
- 3. Provide a minimum 50-foot frontage on the public street for Lot 1.***
- 4. Provide the Township with six (6) revised copies of the new plan and the Township Engineer with one (1) revised copy prior to August 2, 2016.***

Motion carried unanimously.

JAMES BIERNESSESSER PLAN OF LOTS 2 - SIMPLE SUBDIVISION

The Planning Commission Members were presented with a lot line revision resulting in two (2) lots: Lot #201 (0.86 acres) and Lot #202 (0.58 acres). The site is located on the northern side of Melody Lane, approximately 0.1 miles west of the intersection with Rich Hill Road. The property is zoned "MDR" Medium Density Residential. Property owner Jim Biernesser was present.

Mr. Tranquill asked why Mr. Biernesser wants to do this lot line revision. He said in order to square off the two lots. He said he does not live in either of the houses on each lot. Mr. Tranquill questioned the comments made by the Engineer regarding allowing only 5 lots on a private road. Mr. Curti said both lots already exist; no new lots are proposed. This is just a revision to the lot line between them. He said the lots were originally created about 12 years ago. Mr. Curti said the additional lots were allowed by the Board of Supervisors back then because Mr. Biernesser agreed to run public water and sewage lines down the private roadway.

Mr. Herring reviewed Engineer Dan Slagle's letter dated July 14, 2016. He asked if there are any natural and/or artificial features on the properties that are not shown on the plans. Mr. Biernesser said there are not. Mr. Herring asked that the location of all existing and proposed easements on the plan be shown; Mr. Biernesser said they are all shown. Mr. Herring said approval from the Allegheny County Department of Economic Development needs provided. He said the ACDD must submit any comments within 30 days after receipt of the plan. The seal and signature of the engineer, surveyor, or other qualified Professional responsible for preparing the plan must be on the final approved plan. He said the required certifications per the sections from the Allegheny County SALDO need to be revised. The tabulation on the plan regarding the proposed use and utilities as per the Township's SALDO also need to be added.

Mr. Herring said the Township's Ordinance is strict about not allowing more than 5 lots on a private street. Mr. Curti said since this is only a lot line revision and no new lots are being created, he does not feel it is an issue for this proposal. Mr. Tranquill asked if a variance needs to be granted. Mr. Curti said no. Mr. Herring asked if the roadway is sufficient for emergency vehicles to be able to access. Mr. Biernesser said it is. Mr. Herring said the right-of-way for Large Drive reduces from 35' wide to 20' wide at the northeastern property corner. He asked Mr. Biernesser to verify this is correct with his Engineer (Bankson Engineering). Mr. Herring asked if there are any protective covenants running with the land, such as a Homeowner's Association. Mr. Biernesser said there is none.

Mr. Miller made a motion, seconded by Mr. Ceponis, recommending approval of the James Biernesser Plan of Lots 2 - Simple Subdivision, conditioned upon the outstanding items listed in the Township Engineer's letter dated July 14, 2016, are satisfactorily addressed. The items outstanding include:

- 1. Provide Allegheny County Department of Economic Development's approval of the proposed subdivision. (A copy of the Subdivision Application and the plan was mailed to them by the Township Code Enforcement Office on June 27, 2016 for their review.)***
- 2. Provide the seal and signature of the engineer, surveyor, or other qualified Professional responsible for preparing the plan on the final approved plan. Revise the required certifications per the sections from the Allegheny County SALDO.***
- 3. Revise the tabulation on the plan regarding proposed use and utilities as per the Township's SALDO.***
- 4. Confirm the right-of-way for Large Drive reduces from 35' wide to 20' wide at the northeastern property corner.***
- 5. Provide the Township with six (6) revised copies of the new plan and the Township Engineer with one (1) revised copy prior to August 2, 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 June 22, 2016 regular meeting.

ADJOURNMENT

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

The meeting was adjourned at 6:20 p.m.

Jacquelyn A. Rouggie, Recording Secretary

APPROVED