

TOWNSHIP OF INDIANA PLANNING COMMISSION

JANUARY 25, 2017

A reorganization meeting of the Indiana Township Planning Commission was called to order at 6:00 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 Tom Ceponis, Dave 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

Mr. Geahry made a motion, seconded by Mr. Ceponis, that Mr. Tranquill remain Chairman, Mr. Ceponis remain Vice Chairman, Mr. Miller remain Board Secretary, and Jacquelyn Rouggie remain Recording Secretary for 2017. Motion carried unanimously.

MONTHLY MEETING DATES

Mr. Ceponis made a motion, seconded by Mr. Miller, that monthly meeting dates remain the same: the fourth Wednesday of each month at 6:00 pm, with the exception that the November meeting be held on November 15th and no meeting will be held in December. Motion carried unanimously.

MEETING MINUTES OF NOVEMBER 16, 2016

Mr. Miller made a motion, seconded by Mr. Ceponis, to approve the November 16, 2016 regular meeting minutes as presented. Motion carried unanimously.

SPECIAL MEETING MINUTES OF NOVEMBER 29, 2016

Mr. Rouggie made a motion, seconded by Mr. Miller, to approve the November 29, 2016 special meeting minutes as presented. Motion carried unanimously.

DEVELOPMENT PROPOSALS

FOX CHAPEL ESTATES - PLANNED RESIDENTIAL DEVELOPMENT (PRD) (TENTATIVE APPROVAL)

Commission Members were once again presented with a PRD consisting of the development of Parcel 620-P-379 (13 acres) and Parcel 620-J-114 (9.35 acres) into 21 lots containing 89 dwelling units (townhouses). The properties are located east of Dorseyville Road, approximately 0.3 miles north of the intersection with Fox Chapel Road. The property is zoned "MDR" Medium Density Residential. Steven Victor, ASLA and partner at Victor-Wetzel Associates, as well as Joe Katzfey, Development Manager, from Victor-Wetzel, were present to represent the applicant, Fox Chapel Estates, LP. Traffic and Professional Engineer Charles Wooster, President of David E. Wooster and Associates, Inc. was also present.

Mr. Tranquill asked if they had a copy of the Engineer's letter of review dated January 18, 2017. Mr. Victor said they do. Mr. Victor said since the last Planning Commission meeting in November, 2016, they had a chance to meet with the Township Engineer Dan Slagle and Code Enforcement Officer Jeff Curti to go over a number of items that need to be addressed. Mr. Tranquill said he has concerns over the proposed stop signs at Fox Chapel Road and Oak Knoll Drive. Mr. Wooster said he has met with representatives from PennDOT. Mr. Wooster explained the proposed stop sign placements. He also said PennDOT indicated the site distance at Oak Knoll Drive is deficient. He said he is continuing to meet with the PennDOT reps to discuss various options, site distances, etc. Mr. Wooster said there have been no reportable accidents at Oak Knoll Drive and Fox Chapel Road in the past five years. Mr. Ceponis asked if eliminating berms could help; Mr. Wooster said they may plan to. Mr. Ceponis asked if the new access road into the plan will be right across from Oak Knoll Drive; Mr. Wooster said it is. Mr. Curti said he feels the State should reconsider putting the stop sign back up at the intersection of Fox Chapel and Dorseyville Roads. Mr. Wooster said he will research this idea.

The representatives of the Developer proceeded to show those present a Power Point presentation about the Development itself, including how the land is laid out, the types of town homes proposed, building plans and placements, road intersections, etc. Mr. Victor said the builder would be Ryan Homes and three types of homes are being proposed. He also said they are requesting 4 modifications from the Board of Supervisors for the PRD from the Township Ordinance requirements. They would like a waiver to reduce the distance between each unit from 25' to 20'. He said that the Ordinance does not allow anything to be constructed in the 25' buffer around the development; however, 3 units would encroach into this. Mr. Victor said there is a required 200' minimum horizontal road radii for proposed road systems; they would like to request a waiver to reduce this to 125' and 130' in two locations. Mr. Miller asked if they would consider eliminating the access to the plan from Dorseyville Road. Mr. Wooster said if they create a "right in/right out" access on Fox Chapel Road only, they would need the secondary entrance off of Dorseyville Road. Mr. Wooster said that he feels reducing the 200' radii would cause them to lose about 50 town houses. He said signage could be used to warn people of upcoming curves in the roadway. He said it will be a very residential area. Mr. Ceponis pointed out the location of the detention basin area, and asked if fencing would be installed in case someone would drive off of the road. Mr. Victor said guide rail could be installed. He also stated the 200' minimum is way higher than most of the adjacent municipalities requirements. He also named quite a few roads in the Township that do not meet this requirement. Mr. Miller asked about the steepness of the roads in the plan. Mr. Curti said it will vary throughout the plan. Mr. Wooster said the proposed speed limit within the plan is 25 mph.

Mr. Victor said the fourth waiver they are seeking involves tree replacement. He said about 1,500 trees need to be removed. The Ordinance would then require them to replace them with 3,456 trees. He said in the steep slope areas, smaller trees could be used, thus creating a "forest" type area with about 700 trees. He said it is not physically possible to plant 3,456 new trees. He said they would be willing to donate trees to the Township for use in their parks.

Mr. Tranquill asked if they would still be willing to build the plan if they need to use the "right in/right out" type of access. Mr. Victor said they would, but they prefer to have the two different entrances into the plan. Mary O'Sell, who currently owns one of the parcels, said she has two driveways on her property on Fox Chapel Road. She agrees that a 3 or 4 way stop should be utilized for safety purposes. Mr. Curti said many site modifications would need to be made for this to work.

Mr. Herring reviewed the Engineer's letter dated January 18, 2017. He said the properties are partly served by DCDBA, as well as ALCOSAN. He said a sewer service availability letter from the Fox Chapel Sanitary Authority needs provided or a release needs given from ALCOSAN to permit the entire plan to be serviced by the existing DCDBA sewer system. Mr. Victor said Fox Chapel has indicated that Indiana Township has not been cooperative in dealing with the sewer issues. Mr. Curti suggested the Developer speak with Mr. Slagle or the Township Manager Dan Anderson to explain what the issues are. Mr. Victor said he does have a letter from DCDBA that they are willing to take over all of the sewers in the plan. He said he also has a letter from ALCOSAN, but he does not have one from Fox Chapel. Mr. Curti asked if ALCOSAN said the sewers could all go through DCDBA's sewers. Mr. Victor said possibly, but there could be difficulties. It would be easier if they have all sewage go through DCDBA's system. Mr. Tranquill asked if the Wilmar Manor subdivision that was proposed years ago to be in Indiana Township was stopped by Fox Chapel due to sewer issues. Mr. Curti said yes; there have been disagreements about the sewage system by both sewer authorities. Mr. Herring said there is a letter dated January 12, 2017 from Ms. Oliver at ALCOSAN regarding DCDBA's sewer system.

Mr. Herring continued reviewing the Engineer's letter and said tabulation needs to be added to the plan regarding the Proposed Use and public utilities as per the Township's SALDO. Mr. Herring said upon final approval, protective covenants shall include restrictions on development in the grass strips located between the driveways, and this should be included in the HOA's covenants. Mr. Victor said they already proposed having grass in these areas. Mr. Herring asked why they are proposing the plan to be a PRD in lieu of a subdivision. Mr. Victor said due to the topography of the land and also because town houses are only allowed to be in a PRD in this zoning district.

Mr. Herring said they have already received a copy of the Agreement of Sale for the McCague property. Mr. Herring said he was given a copy of the Agreement of Sale tonight for the O'Sell property as well. Mr. Herring said a 25' buffer of land around the perimeter of the development site in which no development may take place is needed. He said the Developer has requested a waiver of this provision for Units 56, 57, and 89. Mr. Victor said there would be no development within this area; a small area of the lot's land only would encroach into it. Mr. Herring suggested it be put in the covenants that no development can take place within this area, if the waiver is granted. Mr. Herring said no structures are permitted to be located within 25' of each other. He said the applicant is requesting a waiver on this requirement, and have it reduced to 20'. He said a representative from the Dorseyville VFD expressed concerns about this being a fire hazard at the November 16, 2016

meeting when the plan was originally submitted. Mr. Curti said there is fire protection, such as sprinklers and fire walls, that are required in townhouses. Mr. Curti suggested they use fire-rated plywood on the end of each unit to further ensure safety. Mr. Victor agreed to this.

Mr. Herring said that a Traffic Impact Study was provided by David E. Wooster and Associates, Inc. The conclusion was that minor intersection delays would be 10 seconds or less. Mr. Herring said a geotechnical engineer must be on site and a professional signed/sealed certification needs provided prior to the release of any bonds. Mr. Victor said they plan to have a geotechnical engineer on the site. Mr. Herring said construction detail on the temporary cul-de-sac needs provided. Mr. Victor asked if gravel is acceptable. Mr. Herring said yes.

Mr. Herring said a minimum horizontal alignment radii of 200' for the proposed roadway system needs provided. He said the applicant is requesting a waiver of 125' and 130'. Mr. Herring said he feels this could present a public safety issue. Mr. Victor said the Township Engineer has allowed this on other Township roadways. Mr. Wooster explained there are constraints in being able to provide this and there are other ways to slow people down safely. Mr. Herring said they would like a signed and sealed report from Wooster regarding roadway safety.

Mr. Herring said the Developer is requesting a waiver from the tree replacement numbers. He said a landscaping plan needs to be submitted. Mr. Herring said all proposed improvements shall comply with the Township Ordinance upon final approval of the plan. A copy of the response letter from the Allegheny County Department of Economic Development's review letter dated November 10, 2016 needs provided. Approval needs provided from the Allegheny County and PennDOT HOP for the entrance ways. Mr. Curti asked if they have been meeting with representatives from the County also. Mr. Wooster said they have. Mr. Curti asked if the County also follows Title 67; Mr. Wooster said they do. Mr. Herring said a sanitary sewer easement for proposed construction on Parcel #620-G-362 needs provided. He finished the Engineer's letter by saying that they must enter into an acceptable Developer's Agreement and post all appropriate bonds.

Mr. Herring then reviewed the Engineer's Preliminary Storm Water letter dated January 18, 2017. He said ACCD/PADEP approval of the E & S Control Plan/NPDES Permit needs provided. He said Storm Water Facilities must encourage natural infiltration of stormwater in accordance with the Township Ordinance. It also needs to be documented who will own and maintain the stormwater facilities. Mr. Herring recommended they be owned by the Township. Drainage easements for the proposed storm sewers which are located on private property along Fox Chapel Road needs given. Mr. Victor said they have met with the property owner about this and are working on getting the easements from them. A special Stormwater Facility Management Fund to defray the costs of the Township to inspect and maintain the facility for 10 years needs to be provided.

Mr. Victor said they are asking for the Planning Commission to recommend tentative approval tonight so the plan can be moved on to the Board of Supervisors for consideration, and also the required Public Hearing can be held. Mr. Tranquill said he understands the waivers they are asking for, and agrees with them for the most part. Doug Golubic, of 1941 Fox Chapel Road, said he is concerned about increased traffic in the area, as well as safety issues. He said the driveway at the church at the end of Oak Knoll Drive is a 'blind' driveway. He said he likes the 3-way stop or "right in/right out" ideas. He said he did calculations on the increase in traffic the plan would bring to the area. He also pointed out that Fairview School is not far from the area. He said during snowy conditions, things get even worse. He said he is concerned about the existing storm water runoff in the area already. Mr. Victor pointed out this is in the road's right-of-way, not on Mr. Golubic's property. Mr. Golubic said the storm grates need to be cleaned out better to help the issue. Mr. Tranquill asked what the speed limit is in this area; Mr. Golubic said 20 mph. Mr. Tranquill questioned how safe it would be for school buses to get in and out of the plan, or the amount of parents that would park at the entrance to put their kids on the busses. Mr. Victor said the plan is made for the busses to be able to go completely through the plan once both phases are done and there are two accesses in and out of the plan. Mr. Curti said the Township has developed an 80' turning radius for busses, but the school district does not have the buses go into some plans for the most part.

Michael Schurko, of 1720 Fox Chapel Road, asked if the Developer has considered putting in fewer units, thus preventing overcrowding. Mr. Victor said this was considered, but the Developer does not want to reduce the number of units proposed. Mr. Schurko asked if it would be financially hard on the Developer to do this; he said he feels the proposal is too dense. Mr. Curti said according to the Township Ordinance, they could actually put in more units and still be in conformance. Mr. Miller said he agrees and would like to see the plan less dense; he feels it would be a nicer use of the property. Mr. Tranquill asked Mrs. O'Sell if she feels this is a good use for her property. She said she feels it is. She said there will still be 13 acres of green space remaining and she thinks it will be very marketable for the area.

Mr. Ceponis made a motion, seconded by Mr. Rouggie, recommending tentative approval of the Fox Chapel Estates - Planned Residential Development (PRD), providing the outstanding items listed in the Township Engineer's letters dated January 18, 2017, are satisfactorily addressed, and consideration is given to the other issues that were brought up. Also, that the Board of Supervisors put consideration into the four requested waivers. The items to be addressed include:

- 1. Provide a sewer service availability letter from the Fox Chapel Sanitary Authority or provide release from ALCOSAN to be completely serviced through the existing Deer Creek Drainage Basin Authority's sewers.***
- 2. Add the tabulation to the plan regarding the Proposed Use and public utilities as per the Township's SALDO.***

3. ***Upon final approval, please note that protective covenants shall include restrictions on development in the grass strips located between the driveways. This should be included in the HOA agreements/covenants.***
4. ***Provide a 25' buffer of land around the perimeter of the development site in which no development may take place. The Developer is requesting a waiver for the lot encroachments of three townhouse units. The Planning Commission recommends additional language be added to the HOA covenants to ensure preservation of the 25' buffer from additional improvements (i.e, sheds, pools, etc.)***
5. ***No structure shall be located closer than 25' from any other structure in a development. The Developer is requesting a waiver for a 20' separation distance between buildings. Code Enforcement Officer Jeffrey Curti recommended that if this waiver is granted, the Developer must utilize non-combustible plywood on the ends of each townhome.***
6. ***A geotechnical engineer must be on site and a professional signed/sealed certification needs provided prior to the release of any bonds.***
7. ***Provide construction detail on the proposed temporary cul-de-sac during the final plan approval.***
8. ***Provide a minimum horizontal alignment radii of 200' for the proposed roadway system. The Developer is requesting a waiver for horizontal alignment radii of 125' & 130'. The Planning Commission recommends the Developer shall submit a signed and sealed report from a licensed Professional Engineer certifying the safety of the proposed roadway curvature, conformance with AASHTO and PennDOT standards, and a summary of the proposed safety improvements provides a safe roadway.***
9. ***Provide seal and signature of Engineer responsible for preparing plan on cover sheet of the Geotechnical Investigation Report.***
10. ***The Township requires that for every tree removed that 3 new trees shall be replanted within the Subdivision. The Developer is requesting a waiver for the proposed landscape plan and provide alternative tree density for consideration by the Board of Supervisors.***
11. ***All proposed improvements, i.e. public street, storm sewers, sanitary sewers, etc. shall comply with the Township Ordinance upon Final approval of the plan.***
12. ***Provide a response to the Allegheny County Department of Economic Development's review letter dated November 10, 2016.***
13. ***Provide Allegheny County and PennDOT HOP approval for the proposed entrance ways into the development.***
14. ***Provide a sanitary sewer easement for proposed construction on Parcel ID #620-G-362.***
15. ***Provide ACCD/PADEP approval of the E&S Control Plan/NPDES Permit.***
16. ***Provide Stormwater Facilities which encourage natural infiltration of stormwater in accordance with Township Ordinance #230.***
17. ***Document who will own and maintain the stormwater facilities.***

- 18. Provide a drainage easement for the proposed storm sewer which is located on private property along Fox Chapel Road.**
- 19. Establish a Special Stormwater Facility Management Fund to defray the cost of the Township for inspecting and maintaining the facility for a period of 10 years.**
- 20. The Owner shall enter into a Developer's Agreement and post a bond, escrow, or account approved by the Township Solicitor as to form and content, or such other security as may be permitted by the Municipalities Planning Code, in the amount of one hundred and ten percent (110%) of the estimated cost of the infrastructure improvements.**

Motion carried with Mr. Miller casting a negative vote.

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 16, 2016 regular meeting, as well as a copy of the Planning Commission's Letter of Recommendation sent to the Board of Supervisors, that was written as a result of the Commission's November 29, 2016 special meeting.

ADJOURNMENT

Mr. Geahry made a motion, seconded by Mr. Rouggie, to adjourn the January 25, 2017, Planning Commission Reorganization Meeting. Motion carried unanimously.

The meeting was adjourned at 8:02 p.m.

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