

TOWNSHIP OF INDIANA

PLANNING COMMISSION

FEBRUARY 22, 2017

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, and Cecil Tranquill. David Geahry and Michael Rouggie did not attend. Also in attendance were Code Enforcement Officer Jeffrey S. Curti and Recording Secretary Jacquelyn Rouggie.

REORGANIZATION MEETING MINUTES OF JANUARY 25, 2017

Mr. Ceponis made a motion, seconded by Mr. Miller, to approve the January 25, 2017, Reorganization Meeting Minutes as presented. Motion carried unanimously.

OLD BUSINESS

FOX CHAPEL ESTATES - PLANNED RESIDENTIAL DEVELOPMENT (PRD)

Commission Members were previously presented with a PRD consisting of a development consisting of 92 townhomes at its November 16, 2016 meeting. The properties are located east of Dorseyville Road, approximately 0.3 miles north of its intersection with Fox Chapel Road.

Planning Commission Members asked Mr. Curti about the status of the development. Mr. Tranquill said the Planning Commission recommended approval of the plan, with 20 outstanding items needing to be addressed, which included 4 waivers requested by the Developer. Mr. Curti said prior to being presented to the Board of Supervisors, a Public Hearing was held first at 6:00 pm. He said the Board was uncomfortable with the curvature of the roadway. He said they also wanted approval from PennDOT prior to taking any action on the Plan. Mr. Curti said the Board indicated they would try and help them get the 3-way stop that they desire at Oak Knoll Drive and at the new entrance into the plan on Fox Chapel Road approved. He said if they cannot get the 3-way stop approved, they would consider having a "right in/right out" on Fox Chapel Road. The Board also asked that sidewalks be constructed in the Plan. Mr. Ceponis asked if this is a requirement. Mr. Curti said it is not, but the Developer agreed to put them in. Mr. Curti said the Board does not want to have people walking on the roadway in the plan, especially children. Mr. Tranquill said he liked the idea.

Mr. Ceponis and Mr. Tranquill asked what was said about the issue regarding re-planting of trees that are removed and the large number that would be required to be planted by Ordinance. Mr. Curti feels the proposal by the Developer to limit the number of trees that are put back is not a bad thing. By Ordinance, if they removed

about 1,000 trees, they would have to replant 3,000 trees. Mr. Curti said the Board also asked that more guide rails be put up in the plan; the Developer agreed with their request.

Mr. Ceponis said he feels the proposed name of the Development "Fox Chapel Estates" is confusing since it is located in Indiana Township. Mr. Tranquill asked if they can say 'no' to the name proposed. Mr. Curti said they have no authority to restrict the name. Mr. Tranquill noted the Board "tabled" the plan. Mr. Curti said the Developer indicated if they cannot get the 3-way stop on Fox Chapel Road, they will proceed for approval as the plan was submitted. If they get approval of a 3-way stop, they will modify the plan showing two entrances with cul-de-sacs, and no connections through the plan.

NEW BUSINESS

REQUEST FOR ZONING MAP CHANGE (Bartolacci Group LLC)

Board Members were presented with a request to change the Zoning of a parcel owned by the Bartolacci Group located at 725 Dorseyville Road (Parcel #524-H-140) from "MDR-Medium Density Residential" to "O/C-Office Flex Commercial". By doing this, it would have the same zoning as the adjacent parcel they own at 715-723 Dorseyville Road that has a small retail center on it. Robert Bartolacci from the Bartolacci Group was present, along with his attorney Kevin McKeegan.

Mr. Curti said back in 2004, when the Zoning Map was updated, this parcel was changed from "Commercial" to "Residential" at the recommendation of Planning Consultant Bob Kipp due to it being a lot that was located and recorded in a residential plan. However, it has been used mostly for commercial business. Mr. Curti said Mr. Bartolacci previously came to the Zoning Hearing Board asking for a Special Exception to build a duplex on it, but has since changed his mind about the use of the property. Mr. Tranquill said Mr. Bartolacci did a wonderful job remodeling the corner, now known as "Indiana Crossings". He asked if they plan to tear down the structure on the parcel which formerly housed "Hal's Barber Shop"; Mr. Bartolacci said more than likely.

Mr. McKeegan introduced himself. He said he lives on nearby Pine Creek Drive in the Township. He handed out copies of the Township's current Zoning Map and photos of the current "Indiana Crossings" retail center. He said the parcel Mr. Bartolacci would like to have changed to "O/C" is currently zoned residential but it has a business on it. Mr. McKeegan said that Mr. Bartolacci would like to tear down the small building and put up a 3,000 to 5,000 sq. ft. one story Commercial Building that would house two to three businesses. It would look a lot like "Indiana Crossings". Mr. Bartolacci said he hopes to rent to businesses that are consistent with the current neighborhood, and noted there is an elementary school across the street. Mr. Tranquill asked how close the building would be to the nearby house. Mr. McKeegan said they are currently working on figuring out different

configurations, and they may need to apply for variances from the Zoning Hearing Board. Mr. Curti said the current buffer between Zoning Districts is 50', which could be tough to meet. Mr. Tranquill asked how much of a reduction they are seeking. Mr. McKeegan said they are not sure, but possibly a reduction down to 25' - 30'.

Mr. Curti asked if they plan to come in for a subdivision to combine the two lots Mr. Bartolacci owns, into one. Mr. McKeegan said they are still talking about this. Mr. Ceponis asked if this request to change the zoning of the parcel could be considered "spot zoning". Mr. Curti said no, because it is already bordered by an "O/C" zoned property.

Mr. Miller made a motion, seconded by Mr. Ceponis, recommending approval of the Request for a Zoning Map Change by Bartolacci Group LLC be given.

Motion carried unanimously.

Mr. Tranquill asked what the next step is. Mr. McKeegan said notifications of intent need to be made, as specified in the M.P.C. Then the proposal can be presented to the Board of Supervisors. Mr. Curti said they may eventually apply for a variance as well for the 50' buffer issue. Mr. Tranquill asked if the Planning Commission will see the plan again. Mr. Curti said yes, as a Site Plan if they get their approval. At that time, other items will be considered, such as buffers, screening, etc.

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 January 25, 2017 reorganization meeting.

PLANNING COMMISSION ANNUAL REPORT (2016)

Each Commission Member received a copy of the Planning Commission's Annual Report for 2016.

Mr. Tranquill noted that himself, Pat Miller, Jeff Curti, and Jacquelyn Rouggie had perfect attendance by attending all nine meetings that were held.

ADJOURNMENT

Mr. Miller made a motion, seconded by Mr. Ceponis, to adjourn the February 22, 2017, Planning Commission Regular Meeting. Motion carried unanimously.

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

Jacquelyn A. Rouggie, Recording Secretary